

Water Line Protection for Mobile Homes

Mobile home owners must take precautions to avoid water service interruptions due to freezing lines. Water metres and water lines located below the mobile home are highly susceptible to freezing. Frozen lines are an easily preventable, highly inconvenient, and potentially very costly repair to the homeowner. **Homeowners are responsible for all the water lines on their property after the curbside shutoff valve.**

We highly recommend making the following preparations to winterize your water lines in the fall while the weather is still warm:

Step 1: Wrap the water line between the ground and your floor with a thermostatically controlled heat tape. If your water metre is located underneath your trailer, ensure that you wrap it as well. Test your heat tape every year in the fall.

Step 2: After installing the heat tape, insulate your below-floor water lines. Use foam pipe insulation that is the correct diameter for your lines. Most home water connections from the curb stop to the water meter are $\frac{3}{4}$ inch. We also recommend using foam pipe insulation on any lines located on outside walls and especially the lines connected to your hot water heater if it's on an outside wall.

Step 3: Insulate the area around the water metre and lines. We suggest building small, removable 2x4 walls that can be packed with fiberglass insulation and placed around your water metre and lines. Tightly wrapping and taping as much fiberglass insulation as you can to your water metre and lines can be done as an alternative to this this.

Step 4: Inspect and insulate your mobile home's skirting. Close any gaps or and repair any holes in the skirting to prevent cold air from entering underneath the mobile home. If possible, move any vents in the skirting as far away as possible from the water line.

Step 5: Inspect your heat tape, insulation, and skirting once every year before winter.

*****FROZEN WATER LINES REQUIRE CONTACTING A PLUMBER TO REPAIR*****