



Automatic Sprinkler Systems: Ensure They'll Work In A Fire

Automatic sprinkler systems are the most effective means of providing life safety and limiting property loss during fires. The key to ensuring the system will work when needed is to include the system in an ongoing program of inspection, testing and maintenance performed by a qualified employee or sprinkler contractor.

Use the following partial chart from the National Fire Protection Association (NFPA) Regulation 25 as a reference guide on wet pipe and regular dry pipe systems for what a program should include.

ITEM	ACTIVITY	FREQUENCY
Gauges (Dry Systems)	Inspection	Weekly/Monthly
Control Valves	Inspection	Weekly/Monthly
Alarm Devices	Inspection	Quarterly
Gauges (Wet Pipe Systems)	Inspection	Monthly
Buildings	Inspection	Annually (Prior to Freezing Weather)
Sprinklers	Inspection	Annually
Spare Sprinklers	Inspection	Annually
Fire Department Connections	Inspection	Monthly
Alarm Devices	Test	Quarterly
Main Drain	Test	Annually
Antifreeze Solution	Test	Annually
Gauges	Test	Five Years
Sprinklers-Extra High Temp.	Test	Five Years
Sprinklers-Fast Response	Test	At 20 years and Every 10 Years Thereafter
Sprinklers	Test	At 50 years and Every 10 Years Thereafter
Pump House:		
Heating	Inspection	Weekly
Ventilating Louvers	Inspection	Weekly
Fire Pump System	Inspection	Weekly
Pump Operation:		
No-Flow Condition	Test	Weekly
Flow Condition	Test	Annually

SPRINKLER SYSTEM CHECKLIST

Use the following checklist to determine the status of your system. If test date is not available, then the tests may not have been performed.

	YES	NO	N/A
Are all systems in service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are valves locked in open position or located in a secure area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are valves located in heated areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are valves readily accessible and free of obstruction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has 2" main drain test been conducted on schedule?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date test was conducted: _____			
Pressure readings:			
Before test: _____ psi			
During test: _____ psi			
After test: _____ psi			
Who conducted the test? _____			
Have sprinkler alarms been tested on schedule?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date test was conducted: _____			
Has dry pipe valve been trip tested on schedule?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date test was conducted: _____			
What were test results? _____			
Who conducted tests? _____			
Has fire pump been tested on schedule?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date test was conducted: _____			
What were test results? _____			
Who conducted tests? _____			
Is the fire department connection unobstructed and caps in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extra sprinkler heads and wrench kept on hand?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum 18" clearance maintained under sprinkler heads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are sprinkler heads obstructed in any manner by dried-on paint, corrosion, tape, nearby beams for ducts, new ceilings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WHEN RENTING OR LEASING

When the rental agreement is drawn up, determine in writing who is responsible for proper inspection, testing and maintenance of the building's automatic sprinkler system. Otherwise, the landlord may consider such activities to be part of the tenants normal "maintenance" responsibilities.

For more information about American Family's Loss Control Services, visit www.amfam.com

DISCLAIMER

The recommendations printed here follow generally accepted safety standards. Compliance with these recommendations does not guarantee that you will be in conformance with any building code, or federal, state or local regulations regarding safety or fire. Compliance does not ensure the absolute safety of you, your operations or place of business.