



Bluelight Software

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WATER SPRAY FIXED SYSTEM INSPECTION

Customer Address:

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Customer #: 111

Contract #: 58844

Job Status: Archived

Job Name: NFPA25_07 Sample Report

Site Address:

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Phone: (970) 461-8554
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Contact: Al Riggs

Site #: 556

Inspection Date: 2/12/2007

DELUGE VALVE	
Floor 07 Hallway	
Is the system control valve in the OPEN position (12.4.3.1.6)?	Yes
Does the system control valve have either of the following - a tamper switch connected to an alarm system, a lock and chain or a seal (12.3.2.2)?	Yes
Visually Inspect - Is exterior of the valve in good condition and both gauges operable (12.4.3.1.6)?	Yes
Record pressure (psi) shown on the Water Supply pressure gauge.	77
Visually Inspect - Are trim valves in their appropriate open or closed positions (12.4.3.1.6)?	Yes
Visually Inspect - Is the valve seat free of leakage (12.4.3.1.6)?	No
Internally inspect deluge valve strainers, filters, and restriction orifices. Are these components free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	77
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	77
Inspect deluge valve enclosure and heating equipment during cold weather - Can enclosure and heating equipment maintain 40 degree F temperature (12.4.3.1)?	Yes
Conduct internal inspection of deluge valve. Do all components operate properly and move freely and are they in good condition (12.4.3.1.7)?	Yes
Was a trip test of the deluge valve conducted with control valve fully opened (12.4.3.2.2)?	Yes
Record water pressure (psi) on supply side of valve before start of test.	77
Under test conditions, did the heat detection system operate within 40 sec., or did the flammable gas detection operate within 20 sec. (NFPA72)?	Yes
Record time in seconds between the start of detection system test and operation (12.4.3.2).	77
Record time lapse in seconds between operation of detection system and water delivery to protected area (12.4.3.2).	77
Observe water spray discharge from nozzles. Are nozzles flowing freely, positioned properly, and not obstructed (12.4.3.2)?	Yes
Record the pressure (psi) at the hydraulically most remote nozzle during test (12.4.3.2.4.1).	77
Record the pressure (psi) at the deluge valve during test (12.4.3.2.4.2).	77
Does the full flow test pressure readings from the hydraulically most remote nozzle and deluge valve compare favorably to the original design requirements of the system (12.4.3.2.4.3)?	Yes
Was the system activated using the manual actuation devices (12.4.3.2.6)?	Yes
Was maintenance performed on system after full flow test (i.e.; strainers flushed and cleaned, etc.) to ensure returned to service in accordance with manufacturer's instructions (12.4.3.2.7)?	Yes
Were the low point drains opened, pipe drained and valves closed and plugs replaced or where weep holes are provided inspected to ensure they are clear and unobstructed (12.4.3.3.3)?	Yes
Was valve enclosure low temperature alarm tested before the start of the heating season (12.4.3.2.11)?	Yes
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale. Is error less than 3% of full scale or have gauges been replaced (5.3.2)?	Yes

MAINLINE STRAINERS	
Floor 07 Hallway	
Inspect - Has strainer been cleaned and free of corrosion or damaged parts (10.2.7)?	Yes

WATER SPRAY FIXED SYSTEM INSPECTION

Floor 07 Hallway

Are sprinkler heads/spray nozzles free of corrosion, foreign material, paint, or damage (10.2.5.1)?	Yes
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Is system free from unacceptable obstructions to spray patterns (10.3.4.3.1)?	Yes
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Does the # of replacement sprinkler heads/spray nozzles per # installed in the head box comply : 6 per 1 - 300: 12 per 301 to 1,000: 24 per > 1,000 (5.4.1.5)?	Yes
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Is a sprinkler head wrench for each type sprinkler head/spray nozzle provided in head box (5.4.1.6)?	Yes
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Is system piping in good condition, no mechanical damage, no leaks, no corrosion, no misalignment, no other loads or pipe hung from system (10.2.4.1)?	Yes
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Are all pipe hangers or seismic braces secure and undamaged (10.2.4.2)?	Yes
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Is there adequate heat to maintain minimum building temperature of 40 degrees F, and building is free of conditions exposing pipe containing water to freezing (5.2.5)?	Yes
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Have all of the system low points and drum drips been drained and inspected (10.3.7.2)?	Yes
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Are all rubber-gasketed fittings in the fire area piping and devices protected by the water spray discharge from sprinkler heads/spray nozzles (10.2.4.1)?	Yes
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PREACTION VALVE	
Floor 07 Hallway	
Is system control valve in OPEN position (12.3.2.2)?	Yes
Does the system control valve have either of the following: a tamper switch connected to an alarm system, a lock and chain or a seal (12.3.2.2)?	Yes
Visually inspect. Is exterior of the valve in good condition and both gauges operable (12.4.3.1.6)?	Yes
Record the static pressure (psi) shown on the Water Supply pressure gauge.	77
Visually Inspect. Are trim valves in their appropriate open or closed positions (12.4.3.1.6)?	Yes
Visually Inspect. Is intermediate chamber free of leakage (12.4.3.1.6)?	Yes
Internally inspect alarm valve restriction orifices. Are orifices free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Main Drain Test - Record supply residual pressure (psi) with main drain valve open.	77
Main Drain Test - Record supply static pressure (psi) after closing main drain valve.	77
Inspect preaction valve enclosure and heating equipment during cold weather. Can enclosure and heating equipment maintain 40 degree F temperature (12.4.3.1)?	Yes
Conduct internal inspection of preaction valve. Do all components operate properly and move freely and are they in good condition (12.4.3.1.7)?	Yes
Was a trip test of the preaction valve conducted with control valve fully opened (12.4.3.2.2)?	Yes
Record supervisory air pressure (psi) on system before start of test.	77
Record water pressure (psi) on supply side of valve before start of test.	77
Under test conditions, did the heat detection system operate within 40 sec., or did the flammable gas detection operate within 20 sec. (NFPA72)?	Yes
Record time in seconds between the start of detection system test and operation.	77
Record time lapse in seconds between operation of detection system and water delivery to protected area.	77
Was the system activated using the manual actuation devices (12.4.3.2.6)?	Yes
Was maintenance performed on system after full flow test (i.e.; strainers flushed and cleaned, etc.) to ensure returned to service in accordance with manufacturer's instructions (12.4.3.2.7)?	Yes
Were the low point drains opened, pipe drained and valves closed and plugs replaced (12.4.3.3.3)?	Yes
Was valve enclosure low temperature alarm tested before the start of the heating season (12.4.3.2.11)?	Yes
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale, is error less than 3% of full scale (5.3.2)?	Yes
Internally inspect alarm valve strainer. Is strainer free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Internally inspect alarm valve filter. Is filter free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes

SUPERVISORY AIR PRESSURE DEVICE	
Floor 07 Hallway	
Record the pressure (psi) shown on the Supervisory Air Pressure gauge (12.4.3.2.12).	77
Test low air pressure alarm. Does low air pressure alarm operate within manufacturer's parameters (12.4.4.1.3)?	Yes
Test automatic air maintenance device - air pressure maintained at proper setting for system (12.4.4.2.8) ?	Yes
Internally inspect air maintenance device - restriction orifice, verify orifice is not obstructed, device operates properly and in good condition. - inspect filter, filter is not obstructed and in good condition (12.4.4.2.8)?	Yes

DETECTION SYSTEM SUPERVISORY AIR PRESSURE DEVICE

Floor 07 Hallway

Record the pressure (psi) shown on the Supervisory Air Pressure gauge (12.4.3.2.12).

77

Test low air pressure alarm - Does low air pressure alarm operate within manufacturer's parameters (12.4.4.1.3)?

Yes

Is the supervisory air system air dryer operational?

Yes

Test automatic air maintenance device - air pressure maintained at proper setting for system?

Yes

Internally inspect air maintenance device - restriction orifice, verify orifice is not obstructed, device operates properly and is in good condition. - inspect filter, filter is not obstructed and is in good condition?

Yes

SUPERVISORY AIR PRESSURE SWITCH

Floor 07 Hallway

Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements?

Yes

Did the switch pass operational tests when pressure is increased or decreased 10 psi from the required pressure setting?

Yes

SUPERVISORY TAMPER SWITCH

Floor 07 Hallway

Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements? (12.3.3.5.1)

Yes

Did the switch pass operational tests conducted in accordance with manufacturer's requirements? (12.3.3.5.1)

Yes

WATER PRESSURE SWITCH

Floor 07 Hallway

Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements?

Yes

Did the switch pass operational tests when pressure is increased?

Yes

AUTOMATIC DETECTION EQUIPMENT

Floor 07 Hallway

Was automatic detection equipment inspected, tested and maintained in accordance with equipment manufacturer's recommendations and NFPA 72, National Fire Alarm Code during the past year (NFPA72)?

Yes

MULTIPLE SYSTEMS

Floor 07 Hallway

Where multiple deluge/preaction systems protect a hazard were all systems protecting hazard full flow tested simultaneously (10.3.5)?

Yes

AIR COMPRESSORS

Floor 07 Hallway

Inspect - Is compressor free of physical damage and operating properly (5.4.2.3)?

Yes

Maintain - Has compressor been maintained in accordance with manufacturer's instructions (5.4.2.3)?

Yes

AIR DRYERS

Floor 07 Hallway

Maintain - Has dryer been maintained in accordance with manufacturer's instructions (5.4.2.2)?

Yes

WATER MOTOR ALARM

Floor 07 Hallway

Is the Water Motor Alarm free of damage (5.2.6)?

Yes

Open test connection/bypass. Did water flow activate the alarm (5.3.3.5)?

Yes

Did the water motor gong operate properly (5.3.3.5)?

Yes

FLOW SWITCH

Floor 07 Hallway

Is flow switch free of damage with its electrical connections secure (5.3.3)?

Yes

Open test connection/bypass. Did water flow activate the alarm (5.3.3)?

Yes

ELECTRIC BELL

Floor 07 Hallway

Is electric bell operating properly and free of damage?

Yes

SPRINKLER SYSTEM HYDRAULIC NAMEPLATE

Floor 07 Hallway

Inspect nameplate. Is nameplate securely attached to the sprinkler riser and is it legible (5.2.7)?

Yes

CHECK VALVE

Floor 07 Hallway

Internally inspect. Does check valve operate properly, move freely and is it in good condition (12.4.2)?

Yes

FIRE DEPARTMENT CONNECTION

Floor 07 Hallway	
Is the fire department connection visible and accessible (12.7.1)?	Yes
Are the fire department connection couplings and swivels free from damage and do they rotate smoothly (12.7.1)?	Yes
Are the fire department connection caps and plugs in place and free from damage (12.7.1)?	Yes
Are the fire department connection gaskets in place and free of damage (12.7.1)?	Yes
Are the fire department connection identification signs in place and free of damage (12.7.1)?	Yes
Visually Inspect the fire department connection check valve. Is check valve clapper free from leakage (12.7.1)?	Yes
Visually Inspect. Is the automatic drain valve on fire department connection piping operating properly (12.7.1)?	Yes
Has an internal inspection and maintenance of check valve been completed within the last five years (12.4.2.1)?	Yes

CONTROL VALVE - BUTTER BALL - LOCKED OPEN

Floor 07 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly locked (12.3.2.2)?	Yes

CONTROL VALVE - BUTTER BALL - SEALED OPEN

Floor 07 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly sealed (12.3.2.2)?	Yes

CONTROL VALVE - BUTTER BALL - TAMPER SWITCH

Floor 07 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Is control valve open (12.3.2.2)?	Yes
Does valve operate through the full range of valve from open to shut (12.3.3.1) ? NOTE: INFORM FIRE ALARM SERVICE OF TEST.	Yes
Is valve properly supervised (12.3.2.2)?	Yes

CONTROL VALVE - BUTTERFLY - LOCKED OPEN

Floor 07 Hallway

Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
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Is control valve open (12.3.2.2)?	Yes
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Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
--	-----

Is valve properly locked (12.3.2.2)?	Yes
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CONTROL VALVE - BUTTERFLY - SEALED OPEN

Floor 07 Hallway

Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
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Is control valve open (12.3.2.2)?	Yes
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Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
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Is valve properly sealed (12.3.2.2)?	Yes
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CONTROL VALVE - BUTTERFLY - TAMPER SWITCH

Floor 07 Hallway

Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
--	-----

Is control valve open (12.3.2.2)?	Yes
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Does valve operate through the full range of valve from open to shut (12.3.3.1) ? NOTE: INFORM FIRE ALARM SERVICE OF TEST.	Yes
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Is valve properly supervised (12.3.2.2)?	Yes
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CONTROL VALVE - OS&Y - LOCKED OPEN

Floor 07 Hallway

Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
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Is control valve open (12.3.2.2)?	Yes
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Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
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Has the valve been lubricated and completely cycled to test operation and distribute lubricant (12.3.4.1 and 12.3.4.2)?	Yes
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Is valve properly locked (12.3.2.2)?	Yes
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CONTROL VALVE - OS&Y - SEALED OPEN

Floor 07 Hallway

Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)? Yes

Is control valve open (12.3.2.2)? Yes

Does control valve operate through the full range of valve from open to shut (12.3.3.1)? Yes

Has the valve been lubricated and completely cycled to test operation and distribute lubricant (12.3.4.1 and 12.3.4.2)? Yes

Is valve properly sealed (12.3.2.2)? Yes

CONTROL VALVE - OS&Y - TAMPER SWITCH

Floor 07 Hallway

Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)? Yes

Is control valve open (12.3.2.2)? Yes

Does control valve operate through its full range (12.3.3.1)? NOTE: INFORM FIRE ALARM MONITORING SERVICE OF TEST. Yes

Has the valve been lubricated and completely cycled to test operation and distribute lubricant (12.3.4.1 and 12.3.4.2)? Yes

Is valve properly supervised (12.3.2.2)? Yes

CONTROL VALVE - PIV - LOCKED OPEN

Floor 07 Hallway

Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)? Yes

Is control valve open (12.3.2.2)? Yes

Test. Is control valve operating rod attached? Is spring or torsion felt in operation of valve (12.3.3.2)? Yes

Test. Does control valve operate through the full range of valve from open to shut (12.3.3.1)? Yes

Is valve properly locked (12.3.2.2)? Yes

CONTROL VALVE - PIV - SEALED OPEN

Floor 07 Hallway

Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)? Yes

Inspect. Is control valve open (12.3.2.2)? Yes

Test. Is control valve operating rod attached? Is spring or torsion felt in operation of the valve (12.3.3.2)? Yes

Does control valve operate through the full range of valve from open to shut (12.3.3.1)? Yes

Is valve properly sealed (12.3.2.2)? Yes

CONTROL VALVE - PIV - TAMPER SWITCH

Floor 07 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open(12.3.2.2)?	Yes
Inspect. Is control valve open(12.3.2.2)?	Yes
Test. Does control valve operate through its full range (12.3.3.1)? NOTE: INFORM FIRE ALARM MONITORING SERVICE OF TEST.	Yes
Inspect. Is control valve open(12.3.2.2)?	Yes

CONTROL VALVE - WALL POST - LOCKED OPEN

Floor 07 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open (12.3.2.2)?	Yes
Is control valve operating rod attached? Is spring or torsion felt in operation of the valve (12.3.3.2)?	Yes
Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly locked (12.3.2.2)?	Yes

CONTROL VALVE - WALL POST - SEALED OPEN

Floor 07 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open (12.3.2.2)?	Yes
Test. Is control valve operating rod attached? Is spring or torsion felt in operation of the valve (12.3.3.2)?	Yes
Test. Does control valve operate through the full range of valve from open to shut (12.3.3.1)?	Yes
Is valve properly sealed (12.3.2.2)?	Yes

CONTROL VALVE - WALL POST - TAMPER SWITCH

Floor 07 Hallway	
Does control valve have proper signs, is it accessible and free of leaks, and is it provided with the appropriate wrench (12.3.2.2)?	Yes
Inspect. Is control valve open (12.3.2.2)?	Yes
Test. Is control valve operating rod attached? Is spring or torsion felt in operation of the valve (12.3.3.2)?	Yes
Test. Does valve operate through its full range (12.3.3.1)? NOTE: INFORM FIRE ALARM MONITORING SERVICE OF TEST.	Yes
Is valve properly supervised (12.3.2.2)?	Yes

CONTROL VALVES

Floor 07 Hallway

Do all control valves have proper signs, are they accessible and free of leaks, and are they provided with the appropriate wrenches (12.3.1)?	Yes
Are all control valves in normal open or closed position (12.3.2.2)?	Yes
Are all control valves lubricated, if required, and exercised through full range to insure proper operation (12.3.3.1) ?	Yes
Are all control valves properly sealed, locked, or supervised (12.3.2.2)?	Yes

SECTIONAL VALVES

Floor 07 Hallway

Do all sectional valves have proper signs, are they accessible and free of leaks, and are they provided with the appropriate wrenches (12.3.1)?	Yes
Are all sectional valves in normal open or closed position (12.3.2.2)?	Yes
Are all sectional valves lubricated, if required, and exercised through full range to insure proper operation (12.3.3.1)?	Yes
Are all sectional valves properly sealed, locked, or supervised (12.3.2.2)?	Yes

DRUM DRIP/LOW POINT

Floor 07 Hallway

Has the drum drip/low point drain been drained and inspected during the time of year in which the system is subjected to freezing?	Yes
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SPRINKLER SYSTEM PRESSURE REGULATING VALVE

Floor 07 Hallway

Is pressure downstream of pressure regulating valve in accordance with sprinkler system design criteria (12.5.1.1)?	Yes
Visually inspect. Is pressure regulating valve in good condition, not leaking and with handwheel installed (12.5.1.1)?	Yes
Record the pressure (psi) shown on Inlet side pressure gauge.	77
Record the pressure (psi) shown on Outlet side pressure gauge.	77
Was a partial test conducted which was adequate to move the valve clapper from its seat (12.5.1.3)?	Yes
Under test condition does pressure regulating valve operate and maintain pressure at design flow (12.5.1.2)?	Yes
Under test condition does pressure regulating valve close and maintain appropriate pressure under no flow conditions (12.5.1.2)?	Yes
Did everything appear normal during the test (12.5.1.2)?	Yes
Were all necessary regulating valve adjustments performed in accordance with manufacturer's recommendations and schedule (12.5.1.2.1)?	Yes

BACKFLOW PREVENTION ASSEMBLIES

Floor 07 Hallway

Inspect - Are OS&Y isolation valves open (12.6.1.1)?	Yes
Inspect - Is the differential-sensing valve relief port not continuously discharging water (12.6.1.2)?	Yes
Did backflow pass forward flow test at the designed flow rate including the hose stream demand where hydrants or hose stations are downstream of backflow device (12.6.2.1 and 12.6.2.2)?	Yes
Was backflow performance test, as required by AHJ, satisfactorily conducted at completion of forward flow test (12.6.2.1)?	Yes
Have rubber parts been replaced in accordance with the frequency required by the AHJ and the manufacturer's instructions (12.6.3.2)?	Yes

EASY RISER/SHOTGUN WET VALVE

Floor 07 Hallway

Visually Inspect. Is the exterior of the check valve in good condition and both gauges operable (5.2.4.1 and 12.4.1.1)?	Yes
Record the static pressure (psi) shown on the Water Supply pressure gauge.	77
Record the static pressure (psi) shown on the System side pressure gauge.	77
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	77
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	77
Conduct internal inspection of check valve. Do all components operate properly, move freely and in good condition (12.4.1.2)?	Yes
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale, is error less than 3% of full scale (5.3.2)?	Yes

DRAIN CONNECTION WITHOUT CHECK VALVE

Floor 07 Hallway

Visually Inspect. Is the exterior of the connection in good condition and the gauge operable (5.2.4.1 and 12.4.1.1)?	Yes
Record the pressure (psi) shown on the pressure gauge.	77
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	77
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	77
Test Gauge by comparison to a calibrated gauge to within 3% of full scale. Is error less than 3% of full scale or have gauges been replaced (5.3.2)?	Yes

OMEGA SPRINKLERS

Is this property free of Omega Sprinklers?	Yes
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INTERNAL PIPE INVESTIGATION

Internal pipe exam – Was system free of evidence of foreign organic and inorganic material that needs to be removed for proper operation of sprinkler system? Internal exam should check each of the following points: 1) system valve; 2) riser; 3) cross main; and 4) branch line. Note: alternate nondestructive examination methods shall be accepted.

Yes

Internally inspect – Is piping in Dry Pipe or Preaction sprinkler system that protects or passes through freezers or cold storage rooms free from ice obstructions at the point where the piping enters the refrigerated area? Note: alternate nondestructive examination methods shall be accepted.

Yes

BUILDING OWNER/REPRESENTATIVE

Is the building currently occupied?

Yes

Has the building occupancy and hazard of contents remained the same since last inspection?

Yes

Are all fire protection systems in service?

Yes

Has the system(s) remained in service without modification since the last inspection

Yes

Was the system free of actuations or alarms since last inspection?

Yes

10/2/2006

Customer: Jim Beam

10/2/2006

Inspection Technician: Sam Adams