

Automatic Sprinkler Systems

Maintenance and Testing

Automatic Sprinkler Systems should be inspected, maintained, and tested by qualified personnel. Records of maintenance should be retained for 5 years.

System Inspections/Maintenance And Testing

Weekly and monthly inspections of systems can normally be performed by personnel designated by property management.

Quarterly testing and inspection is more complex. It may be conducted by in-house personnel or outside contractors.

All inspection testing and maintenance performed semiannually, annually, or less frequently (two year and five year), should be conducted by a qualified (in some states licensed) sprinkler contractor. Check state and local laws for specific requirements.

Sprinkler System Inspection, Testing, and Maintenance Procedures

Frequency	Action To Be Taken
Weekly	<ul style="list-style-type: none"> Inspect Control Valves. (Valves without supervisory alarms should be locked open. Alarmed valves should be sealed with a tamper resistant seal.) Inspect water pressure in system. Inspect air pressure in systems.
Monthly	<ul style="list-style-type: none"> Inspect control valves if locked or alarmed. Inspect fire department connection.
Quarterly	<ul style="list-style-type: none"> Conduct main drain test. Document pressure. Inspect priming water level in dry systems. Test water flow/supervisory alarms.
Semi-Annual	<ul style="list-style-type: none"> Test dry pipe quick opening devices.
Annual	<ul style="list-style-type: none"> Maintain all control valves. Trip test dry pipe systems (spring). Test antifreeze solutions (fall). Test fire pump.
2 Years	<ul style="list-style-type: none"> Full flow dry pipe system test.
5 Years*	<ul style="list-style-type: none"> Full maintenance inspection. Back flush fire department connections. Operate and inspect all system valves. Operate inspectors test valve. Alarm should operate within 90 seconds. Conduct main drain test record pressures. Install test gauge to determine accuracy of existing gauges. Test all supervisory alarms.

**These requirements are presently mandatory in the state of California for wet pipe systems.*

Records of maintenance should be retained for five years.

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