

SPRINKLER SYSTEM INSPECTION, MAINTENANCE AND TESTING REQUIREMENTS

GENERAL REQUIREMENTS

1. The owner or the owner's agent shall be responsible for carrying out inspection, maintenance and testing procedures of the sprinkler system.
2. Sprinkler control valves shall not be closed in the event of a fire until the fire is extinguished or is considered to be under control by other means as determined by the fire department.
3. Sprinklers shall be protected by acceptable sprinkler guards where there is a possibility of mechanical damage.
4. Where operations require the temporary shutting down of sprinkler protection, such operations shall be programmed by the contractor working on the system to enable completion in the shortest possible time and protection restored as promptly as possible. The fire department shall be notified of such work.
5. Records shall be kept of all tests and service of each system and this record shall be retained for 2 years for examination by the authority having jurisdiction.
6. **DO NOT PAINT SPRINKLERS.**
7. Inspection maintenance and testing shall conform with the B.C. Fire Code Regulations (1992), and as follows:

MONTHLY INSPECTION & TESTING

RESPONSIBILITY: OWNER/OCCUPANT

1. All valves controlling the sprinkler system water supply shall be inspected to ensure that they are locked in the open position.
2. A waterflow alarm test shall be performed using the alarm test valve. (Alarms should sound within 10 - 20 seconds of opening the valve). Prior notification of such tests shall be given to all parties who could be affected by the alarm.

ANNUAL INSPECTION & TESTING

RESPONSIBILITY: QUALIFIED PERSONNEL

1. Sprinklers shall be inspected for damage, corrosion or accumulations of grease, paint, or other deposits and shall be replaced where such conditions would impair the operation of the sprinkler system.
2. At least one main drain test shall be conducted to ensure that the water supply available to the sprinkler system has not deteriorated.
3. Where an electric fire pump is installed the pump shall be tested at full rated capacity.

FIVE YEAR MAINTENANCE (recommended)

RESPONSIBILITY: QUALIFIED PERSONNEL

1. Back-flow preventers should be serviced.

FIFTY YEAR MAINTENANCE

RESPONSIBILITY: QUALIFIED PERSONNEL

1. Sample sprinklers from the sprinkler systems shall be sent to a recognized testing laboratory for testing and this procedure shall be repeated every ten years thereafter.

MAINTENANCE PROCEDURES

1. Inspect all control valves. Visually inspect all the valves to be sure they are in the fully open position. All control valves should have a lock and chain to prevent accidental closure.
2. Inspect all sprinklers. The sprinklers placed throughout your home should be visually inspected to determine if any of the following exist: 1) Obstruction to spray. Make sure there are no storage items placed too close to the sprinkler which would affect the spray in the event of a fire. 2) Painted sprinklers. 3) Damaged sprinklers.
If **any** sprinkler has been damaged or painted it **shall** be replaced immediately.
3. Alarm test. Your system is equipped with an automatic alarm designed to provide an audible alarm within 10 - 20 seconds of sprinkler activation. When you hear the alarm, leave the building immediately, go to a neighbour's home and call the fire department. To test the alarm, there is a test valve located directly above the flow alarm switch. The test valve should be piped to a suitable drain. **Fully** open this valve and the alarms should sound within 10 - 20 seconds. The alarm commonly used is the smoke detectors. Do not forget to notify anyone who may be affected by the sounding of this alarm. Once the test valve is closed, the alarm will stop.

Some systems are equipped with an automatic water booster pump. The test method described above remains the same, except that the pump will start and stop automatically, the same as the alarm.

RECORDS

A record shall be kept of all tests and operations of each system and this record shall be retained for examination by the authority having jurisdiction.

INSTANT FIRE FIGHTER

YOUR SPRINKLER SYSTEM IS COMPLETELY AUTOMATIC AND RESPONDS TO A FIRE ALMOST INSTANTLY - WHETHER YOU ARE AWAKE OR ASLEEP, AT HOME OR AWAY. EACH SPRINKLER HAS ITS OWN HEAT SENSOR SO ONLY ONE SPRINKLER AT A TIME WILL ACTIVATE. ONLY THE SPRINKLER OVER THE FIRE WILL OPERATE.

*******DO NOT PAINT SPRINKLER HEADS*******

**SYSTEM INSTALLED AND SERVICED BY
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