

## ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: **COMMUNITY & REGIONAL AFFAIRS BUILDING**

PHYSICAL ADDRESS: **150 THIRD STREET ~ JUNEAU, AK 99801**

OWNER OR PROPERTY MANAGER: **STATE OF ALASKA - ADMIN**

MAILING ADDRESS: **PO BOX 110210 ~ JUNEAU, AK 99811**

CONTACT PERSON: **GARETH JONES**

PHONE NUMBER: **(907)465-5683**

DATE OF INSPECTION: **JUNE 25, 2013**

EMAIL: **gareth.jones@alaska.gov**

DATE OF PREVIOUS INSPECTION: **JUNE 12, 2012**

### SCOPE OF INSPECTION

THIS INSPECTION IS BASED ON NFPA 25 *INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS*; NFPA 13 *STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS*; ALASKA STATUTES AND IS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION. THOSE ITEMS IN NFPA 25 REQUIRING INSPECTION FREQUENCIES DAILY, WEEKLY, MONTHLY, QUARTERLY, OR SEMI-ANNUALLY ARE CONDUCTED ON AN ANNUAL BASIS. THIS INSPECTION IS NOT AN ENGINEERING EVALUATION OF THE FIRE PROTECTION SYSTEM.

### BUILDING

- YES ☐ NO ☐ NA ☒ NO BUILDING OR SPRINKLER SYSTEM MODIFICATIONS SINCE THE PREVIOUS INSPECTION?
- YES ☐ NO ☐ NA ☒ NO ALARMS OR SYSTEM IMPAIRMENT SINCE THE PREVIOUS INSPECTION?
- YES ☒ NO ☐ NA ☐ SPRINKLER SYSTEM IN SERVICE WITH ALL VALVES IN THE CORRECT POSITION?
- YES ☐ NO ☐ NA ☒ NO VALVE SEALS BROKEN SINCE THE PREVIOUS INSPECTION?
- YES ☐ NO ☐ NA ☒ VALVE INFORMATION SIGNS POSTED AT THE SYSTEM RISER?
- YES ☒ NO ☐ NA ☐ ALL AREAS OF THE BUILDING ACCESSIBLE FOR INSPECTION?
- YES ☐ NO ☒ NA ☐ BUILDING APPEARS TO BE FULLY PROTECTED BY SPRINKLERS? **THIS SPRINKLER SYSTEM ONLY PROTECTS THE EXTERIOR OF ONE SIDE OF THIS BUILDING. THERE IS NO SPRINKLER PROTECTION INSIDE THE BUILDING.**

**NFPA 13 (2007) 4.1** A building, where protected by an automatic sprinkler system installation, shall be provided with sprinklers in all areas except where specific sections of this standard permit the omission of sprinklers.

### BACKFLOW PREVENTER

- YES ☒ NO ☐ NA ☐ BACKFLOW DEVICE PASSES THE ANNUAL BACKFLOW PERFORMANCE TEST?

### WET SYSTEM

- YES ☒ NO ☐ NA ☐ ADEQUATE HEAT FOR WET PIPE SYSTEMS?
- YES ☒ NO ☐ NA ☐ GAUGES INDICATE NORMAL SUPPLY WATER PRESSURE?
- YES ☐ NO ☒ NA ☐ GAUGES TESTED OR REPLACED IN THE LAST 5 YEARS? **DUE IN 2013.**
- NFPA 25 (2008) 5.3.2** Gauges shall be replaced every 5 years or tested every 5 years by comparison with a calibrated gauge. Gauges not accurate to within 3 percent of the full scale shall be recalibrated or replaced.
- YES ☒ NO ☐ NA ☐ ALARM VALVES AND CHECK VALVES FREE OF PHYSICAL DAMAGE?
- YES ☒ NO ☐ NA ☐ ALL VALVES IN THE APPROPRIATE OPEN OR CLOSED POSITION?
- YES ☒ NO ☐ NA ☐ THE RETARDING CHAMBER OR ALARM DRAINS NOT LEAKING?
- YES ☐ NO ☐ NA ☒ VALVES INSPECTED INTERNALLY IN THE LAST 5 YEARS?

### MAIN DRAIN TEST

- OUTLET SIZE **1"** STATIC PRESSURE **95** RESIDUAL PRESSURE **NA**
- YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?

**CONTROL VALVES (BACKFLOW SHUT-OFF #1)**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☐ NO ☐ NA ☒ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?  
NUMBER OF TURNS? **1**  
SIZE **2"**  
TYPE **BALL**  
SECURED **SEALED**

**CONTROL VALVES (BACKFLOW SHUT-OFF #2)**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☐ NO ☐ NA ☒ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?  
NUMBER OF TURNS? **1**  
SIZE **2"**  
TYPE **BALL**  
SECURED **SEALED**

**CONTROL VALVES (WET SYSTEM CONTROL VALVE)**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☐ NO ☐ NA ☒ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?  
NUMBER OF TURNS? **1**  
SIZE **2"**  
TYPE **BALL**  
SECURED **SEALED**

**ALARMS**

☒ **ALARM PANEL** ~ MAKE **SIMPLEX** MODEL **4010** CODE **NA** ACCOUNT# **770132**  
~ ALARM-RECEIVING FACILITY: **GUARDIAN SECURITY** OPERATOR: **EMILY**

OR

☐ **WATER MOTOR GONG**

OR

☒ **ELECTRIC BELL/HORN**

YES ☒ NO ☐ NA ☐ ALARM DEVICES FREE OF PHYSICAL DAMAGE?  
YES ☒ NO ☐ NA ☐ WATERFLOW DEVICES TESTED BY OPENING THE INSPECTOR'S TEST VALVE OR BY-PASS VALVE?  
YES ☒ NO ☐ NA ☐ WATERFLOW DEVICES ACTIVATE?  
YES ☒ NO ☐ NA ☐ LOCAL ALARMS SOUND WHEN WATERFLOW OCCURS?  
YES ☐ NO ☐ NA ☒ TAMPER SWITCHES INDICATE MOVEMENT?  
YES ☒ NO ☐ NA ☐ ALARM-RECEIVING FACILITY RECEIVES SIGNALS PROPERLY?

**FIRE DEPARTMENT CONNECTION**

YES ☐ NO ☐ NA ☒ VISIBLE AND ACCESSIBLE?  
YES ☐ NO ☐ NA ☒ COUPLINGS/SWIVELS NOT DAMAGED AND ROTATE SMOOTHLY?  
YES ☐ NO ☐ NA ☒ PLUGS OR CAPS IN PLACE AND UNDAMAGED?  
YES ☐ NO ☐ NA ☒ GASKETS IN PLACE AND IN GOOD CONDITION?  
YES ☐ NO ☐ NA ☒ IDENTIFICATION SIGNS IN PLACE?  
YES ☐ NO ☐ NA ☒ CHECK VALVE NOT LEAKING?  
YES ☐ NO ☐ NA ☒ AUTOMATIC DRAIN VALVE IN PLACE AND OPERATING PROPERLY?  
YES ☐ NO ☐ NA ☒ CLAPPERS IN PLACE AND OPERATING PROPERLY?

### CBJ FIRE DEPARTMENT CONNECTION STATUTES

YES ☐ NO ☐ NA ☒ LOCKING PLUGS OR CAPS IN PLACE?

YES ☐ NO ☐ NA ☒ APPROVED REFLECTIVE SIGNAGE IN PLACE?

### PIPING

YES ☒ NO ☐ NA ☐ PIPE APPEARS TO BE IN GOOD CONDITION WITH NO EXTERNAL CORROSION?

YES ☒ NO ☐ NA ☐ PIPE APPEARS TO BE FREE FROM LEAKS AND MECHANICAL DAMAGE?

YES ☒ NO ☐ NA ☐ PIPE APPEARS TO BE FREE FROM EXTERNAL LOADS?

YES ☒ NO ☐ NA ☐ PIPE APPEARS TO BE PROPERLY HUNG?

YES ☒ NO ☐ NA ☐ PIPE APPEARS TO BE PROPERLY BRACED?

YES ☐ NO ☐ NA ☒ INTERNAL INSPECTION CONDUCTED IN THE LAST 5 YEARS?

### SPRINKLERS

YES ☒ NO ☐ NA ☐ SUPPLY OF SPARE SPRINKLERS AND SPRINKLER WRENCH?

YES ☒ NO ☐ NA ☐ SPRINKLERS IN SERVICE APPEAR TO BE DATED 1920 OR LATER?

YES ☒ NO ☐ NA ☐ STANDARD SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 50 YEARS?

YES ☐ NO ☐ NA ☒ FAST RESPONSE SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 20 YEARS?

YES ☐ NO ☐ NA ☒ DRY SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 10 YEARS?

YES ☐ NO ☒ NA ☐ SPRINKLERS IN HARSH ENVIRONMENTS, CORROSIVE ATMOSPHERES, ETC. APPEAR TO HAVE BEEN IN SERVICE LESS THAN 5 YEARS? **APPEARS THAT THE EXTERIOR SPRINKLERS HAVE BEEN IN SERVICE LONGER THAN 5 YEARS.**

**NFPA 25 (2008) 5.3.1.1.2** Where sprinklers are subjected to harsh environments, including corrosive atmospheres and corrosive water supplies, on a 5-year basis, sprinklers shall either be replaced or representative sprinkler samples shall be tested.

YES ☐ NO ☐ NA ☒ GLASS BULB SPRINKLERS APPEAR TO HAVE NO FLUID MISSING?

YES ☐ NO ☐ NA ☒ IF SPRINKLERS HAVE BEEN REPLACED, DO THEY APPEAR TO BE THE PROPER TYPE?

YES ☐ NO ☐ NA ☒ SPRINKLERS DO NOT APPEAR TO BE SUBJECT TO RECALL?

YES ☒ NO ☐ NA ☐ SPRINKLERS APPEAR TO BE IN GOOD CONDITION AND FREE FROM PHYSICAL DAMAGE?

YES ☐ NO ☒ NA ☐ SPRINKLERS APPEAR TO BE FREE OF CORROSION? **APPEARS THAT THE EXTERIOR SPRINKLERS ARE SHOWING CORROSION.**

**NFPA 25 (2008) 5.2.1.1.1** Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the proper orientation (e.g., upright, pendent, or sidewall).

**NFPA 25 (2008) 5.2.1.1.2** Any sprinkler shall be replaced that has signs of leakage; is painted, other than by the sprinkler manufacturer, corroded, damaged, or loaded; or in the improper orientation.

YES ☒ NO ☐ NA ☐ SPRINKLERS APPEAR TO BE FREE OF FOREIGN MATERIALS INCLUDING PAINT?

YES ☒ NO ☐ NA ☐ SPRINKLERS APPEAR TO BE FREE FROM OBSTRUCTIONS TO SPRAY PATTERNS?

YES ☒ NO ☐ NA ☐ SPRINKLERS APPEAR TO BE PROPERLY SPACED?

YES ☒ NO ☐ NA ☐ SPRINKLERS APPEAR TO BE PROPERLY POSITIONED?

### ANTIFREEZE SYSTEMS

SPECIFIC GRAVITY READING OF THE ANTIFREEZE SOLUTION? **IT APPEARS THAT THE TEMPERATURE READING ON THE REFRACTOMETER IS +17 DEGREES F.**

**NFPA 25 (2008) 5.3.4** The freezing point of solutions in antifreeze shall be tested annually by measuring the specific gravity with a hydrometer or refractometer and adjusting the solutions if necessary.

~ THE FIRE PROTECTION SYSTEM(S) INSPECTED HAVE BEEN ASSIGNED A STATUS LEVEL 2 PER ALASKA STATE STATUTES [13 AAC 50 \(APPENDIX K\)](#). CRITICAL DEFICIENCIES WERE FOUND. REPAIRS ARE TO BE INITIATED WITHIN 14 DAYS. THIS STATUS LEVEL WAS ASSIGNED FOR THE FOLLOWING REASONS:  
~ EXTERIOR SPRINKLERS ARE SHOWING CORROSION.

**COMMENTS & RECOMMENDATIONS**

~ THE GLYCOL CONCENTRATION IS WEAK AND SHOULD BE ADJUSTED SO THAT THE FREEZE PROTECTION IS GREATER.  
~ REPLACE THE EXTERIOR SPRINKLERS THAT ARE SHOWING CORROSION AND THAT HAVE BEEN IN SERVICE LONGER THAN 5 YEARS.

DATE JUNE 25, 2013