

## ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: **COURT PLAZA**

PHYSICAL ADDRESS: **240 MAIN 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 17, 2013**

EMAIL: [gareth.jones@alaska.gov](mailto:gareth.jones@alaska.gov)

DATE OF PREVIOUS INSPECTION: **JUNE 25, 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? **VALVE SEALS WERE BROKEN.**

**NFPA 25 (2008) A.13.3.2.2(2)** *The purpose of the valve sealing program is as follows:*

(1) *The presence of a seal on a control valve is a deterrent to closing a valve indiscriminately without obtaining the proper authority.*

YES ☐ NO ☐ NA ☒ VALVE INFORMATION SIGNS POSTED AT THE SYSTEM RISER?

YES ☐ NO ☒ NA ☐ ALL AREAS OF THE BUILDING ACCESSIBLE FOR INSPECTION? **NOT ALL AREAS WERE ACCESSIBLE.**

**NFPA 25 (2008) 4.1.1** *The property owner or occupant shall provide ready accessibility to components of water-based fire protection systems that require inspection, testing, or maintenance.*

YES ☒ NO ☐ NA ☐ BUILDING APPEARS TO BE FULLY PROTECTED BY 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? **DUE IN 2013.**

**NFPA 25 (2008) 13.4.1.2** *Alarm valves and their associated strainers, filters, and restriction orifices shall be inspected internally every 5 years unless tests indicate a greater frequency in necessary.*

**MAIN DRAIN TEST**OUTLET SIZE **2"**STATIC PRESSURE **92**RESIDUAL PRESSURE **NA**YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)? **UNABLE TO****PERFORM A MAIN DRAIN TEST AS THE SUMP PUMP CAN NOT KEEP UP.**

**NFPA 25 (2008) 13.2.5.2** When there is a 10 percent reduction in full flow pressure when compared to the original acceptance test or previously performed tests, the cause of the reduction shall be identified and corrected if necessary.

**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? **16**SIZE **4"**TYPE **BUTTERFLY**SECURED **SUPERVISED****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? **16**SIZE **4"**TYPE **BUTTERFLY**SECURED **SUPERVISED****CONTROL VALVES (ZONE VALVE) DOMESTIC SUPPLY**YES ☒ NO ☐ NA ☐ OPEN?YES ☒ NO ☐ NA ☐ ACCESSIBLE?YES ☐ NO ☐ NA ☒ LUBRICATED?YES ☒ NO ☐ NA ☐ EXCERSIZED?NUMBER OF TURNS? **9**SIZE **4"**TYPE **BUTTERFLY**SECURED **SUPERVISED****CONTROL VALVES (ZONE VALVE) TANK SUPPLY**YES ☒ NO ☐ NA ☐ OPEN?YES ☒ NO ☐ NA ☐ ACCESSIBLE?YES ☐ NO ☐ NA ☒ LUBRICATED?YES ☒ NO ☐ NA ☐ EXCERSIZED?NUMBER OF TURNS? **9**SIZE **6"**TYPE **BUTTERFLY**SECURED **SUPERVISED**

**CONTROL VALVES (ZONE VALVE) 1<sup>ST</sup> FLOOR**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☒ NO ☐ NA ☐ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?

NUMBER OF TURNS? **8**

SIZE **2-1/2"**

TYPE **OS-Y**

SECURED **SUPERVISED**

**CONTROL VALVES (ZONE VALVE) 2<sup>ND</sup> FLOOR**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☒ NO ☐ NA ☐ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?

NUMBER OF TURNS? **8**

SIZE **2-1/2"**

TYPE **OS-Y**

SECURED **SUPERVISED**

**CONTROL VALVES (ZONE VALVE) 3<sup>RD</sup> FLOOR**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☒ NO ☐ NA ☐ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?

NUMBER OF TURNS? **8**

SIZE **2-1/2"**

TYPE **OS-Y**

SECURED **SUPERVISED**

**CONTROL VALVES (ZONE VALVE) 4<sup>TH</sup> FLOOR**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☒ NO ☐ NA ☐ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?

NUMBER OF TURNS? **8**

SIZE **2-1/2"**

TYPE **OS-Y**

SECURED **SUPERVISED**

**CONTROL VALVES (ZONE VALVE) 5<sup>TH</sup> FLOOR**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☒ NO ☐ NA ☐ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?

NUMBER OF TURNS? **8**

SIZE **2-1/2"**

TYPE **OS-Y**

SECURED **SUPERVISED**

**CONTROL VALVES (ZONE VALVE) 6<sup>TH</sup> FLOOR**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☒ NO ☐ NA ☐ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?

NUMBER OF TURNS? **8**

SIZE **2-1/2"**

TYPE **OS-Y**

SECURED **SUPERVISED**

**CONTROL VALVES (ZONE VALVE) 7<sup>TH</sup> FLOOR**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☒ NO ☐ NA ☐ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?

NUMBER OF TURNS? **8**

SIZE **2-1/2"**

TYPE **OS-Y**

SECURED **SUPERVISED**

**CONTROL VALVES (ZONE VALVE) 8<sup>TH</sup> FLOOR**

YES ☒ NO ☐ NA ☐ OPEN?  
YES ☒ NO ☐ NA ☐ ACCESSIBLE?  
YES ☒ NO ☐ NA ☐ LUBRICATED?  
YES ☒ NO ☐ NA ☐ EXCERSIZED?

NUMBER OF TURNS? **8**

SIZE **2-1/2"**

TYPE **OS-Y**

SECURED **SUPERVISED**

**ALARMS**

☒ **ALARM PANEL** ~ MAKE **SIMPLEX** MODEL **4100U** CODE **NA** ACCOUNT# **770133**  
~ ALARM-RECEIVING FACILITY: **GUARDIAN SECURITY** OPERATOR: **GINA**

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? **1<sup>ST</sup> FLOOR AND SUCTION SIDE OF PUMP DID NOT WORK.**

**NFPA 25 (2008) 13.3.3.5.2** *A distinctive signal shall indicate movement from the valve's normal position during either the first two revolutions of a hand wheel or when the stem of the valve has moved one-fifth of the distance from its normal position.*

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 UNDAAGED?  
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? **DUE IN 2013.**

**NFPA 25 (2008) 14.2.1** An inspection of piping and branch line conditions shall be conducted every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

### 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?

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? **2<sup>ND</sup> FLOOR SIDEWALL APPEARS TO BE 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? **IT APPEARS THAT ON 3<sup>RD</sup> AND 5<sup>TH</sup> FLOOR SPRINKLERS ARE NOT PROPERLY SPACED.**

**NFPA 13 (2007) 8.5.1.1** Sprinklers shall be located, spaced, and positioned in accordance with the requirements of Section 8.5.

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

### FIRE PUMP INFORMATION

MANUFACTURER **ITT INDUSTRIES**

MODEL **L7831580**

SERIAL NUMBER **05-043808-01-01/QK9744**

☐ HORIZONTAL ☒ VERTICAL

RATED GPM **500**

RATED PSI

RATED RPM **3550**

SUCTION FROM STORAGE TANK

FIRE PUMP START PRESSURE

FIRE PUMP STOP PRESSURE

**CONTROLLER**  
 MANUFACTURER **METRON**  
 MODEL **M300-40-208.B**  
 SERIAL NUMBER **EE-84151**

**ELECTRIC MOTOR INFORMATION**  
 MANUFACTURER **US ELECTRICAL MOTORS**  
 MODEL **AD26**  
 SERIAL NUMBER **FF40S1XY**

**JOCKEY PUMP**  
 MANUFACTURER **NA**  
 MODEL  
 SERIAL NUMBER  
 JOCKEY PUMP START PRESSURE  
 JOCKEY PUMP STOP PRESSURE

VOLTS	LEAD #1	LEAD #2	LEAD #3		AMPS	LEAD #1	LEAD #2	LEAD #3
CHURN	122.3	122.1	122.0		CHURN	54.2	52.0	50.4
100%	121.6	121.4	121.2		100%	83.9	82.1	81.2
150%					150%			
FLOW RATE	SUCTION PRESSURE (PSI)	DISCHARGE PRESSURE (PSI)	NET PUMP PRESSURE (PSI)	PUMP SPEED (RPM)	NUMBER OF NOZZLES FLOWED	ACTUAL FLOW (GPM)		
CHURN	0	78	78	3585		0		
100%	0	22	22	3580		500		
150%	0	0	0	0		0		

#### ELECTRIC FIRE PUMP CONDITION

- YES ☒ NO ☐ NA ☐ THE PUMP ASSEMBLY APPEARS TO BE IN OPERATING CONDITION AND FREE FROM PHYSICAL DAMAGE?  
 YES ☒ NO ☐ NA ☐ ADEQUATE HEAT IN THE PUMP ROOM?  
 YES ☒ NO ☐ NA ☐ PIPING IS FREE FROM LEAKS?  
 YES ☒ NO ☐ NA ☐ PIPING APPEARS TO BE IN GOOD CONDITION?  
 YES ☒ NO ☐ NA ☐ PUMP SUCTION AND DISCHARGE VALVES FULLY OPEN?  
 YES ☒ NO ☐ NA ☐ SUCTION LINE PRESSURE GAUGE READING WITHIN AN ACCEPTABLE RANGE?  
 YES ☒ NO ☐ NA ☐ SYSTEM LINE PRESSURE GAUGE READING WITHIN AN ACCEPTABLE RANGE?  
 YES ☐ NO ☒ NA ☐ WET PIT SCREENS UNOBSTRUCTED AND IN PLACE? **NO ACCESS.**

**NFPA 25 (2008) 8.2.2** The pertinent visual observations specified in the following checklists shall be performed weekly:

(2) Pump system conditions:

(f) Wet pit suction screens are unobstructed and in place.

- YES ☒ NO ☐ NA ☐ CONTROLLER PILOT LIGHT (POWER ON) ILLUMINATED?  
 YES ☐ NO ☐ NA ☒ TRANSFER SWITCH NORMAL PILOT LIGHT ILLUMINATED?  
 YES ☒ NO ☐ NA ☐ ISOLATING SWITCH IS CLOSED? **IT APPEARS THAT IT CAN NOT BE OPEN BECAUSE OF PLUMBING PIPE.**

**NFPA 25 (2008) 8.2.2** The pertinent visual observations specified in the following checklists shall be performed weekly:

(3) Electrical system conditions:

(c) Isolating switch is closed - standby (emergency) source.

- YES ☐ NO ☐ NA ☒ REVERSE PHASE ALARM PILOT LIGHT OFF OR NORMAL PHASE ROTATION LIGHT ON?  
 YES ☒ NO ☐ NA ☐ DOES THE AUTOMATIC CONTROLLER START THE PUMP IF SYSTEM DEMAND IS NOT SATISFIED?  
 YES ☒ NO ☐ NA ☐ DOES THE CIRCULATION RELIEF VALVE DISCHARGE WATER PROPERLY?  
 YES ☒ NO ☐ NA ☐ DOES THE PRESSURE RELIEF VALVE FUNCTION PROPERLY?



YES ☐ NO ☐ NA ☒ OIL LEVEL IN VERTICAL SIGHT GLASS WITHIN AN ACCEPTABLE RANGE?  
YES ☐ NO ☐ NA ☒ OIL LEVEL IN RIGHT ANGLE GEAR DRIVE IS WITHIN ACCEPTABLE RANGE?  
YES ☐ NO ☐ NA ☒ ANGULAR AND PARALLEL ALIGNMENT OF THE PUMP AND DRIVER APPEAR TO BE OK?  
YES ☒ NO ☐ NA ☐ PACKING GLANDS APPEAR TO BE IN GOOD CONDITION?  
YES ☒ NO ☐ NA ☐ IS THERE A SLIGHT DISCHARGE FROM THE PACKING GLANDS?  
YES ☒ NO ☐ NA ☐ PUMP PERFORMANCE ACCEPTABLE (95% OF PERFORMANCE CHARACTERISTICS LISTED ON NAMEPLATE)?  
YES ☒ NO ☐ NA ☐ WAS THE ELECTRIC FIRE PUMP RUN FOR A MINIMUM OF 10 MINUTES?  
YES ☒ NO ☐ NA ☐ NO ABNORMALITIES OBSERVED?

~ THE FIRE PROTECTION SYSTEM(S) INSPECTED HAVE BEEN ASSIGNED A STATUS LEVEL 3 PER ALASKA STATE STATUTES 13 AAC 50 (APPENDIX K). MINOR DEFICIENCIES WERE FOUND. REPAIRS ARE TO BE INITIATED WITHIN 30 DAYS. THIS STATUS LEVEL WAS ASSIGNED FOR THE FOLLOWING REASONS:

~SPRINKLERS NOT PROPERLY SPACED.

~PIPE THE MAIN DRAIN TO A LOCATION THAT CAN HANDLE FULL FLOW.

~INVESTIGATE THE FIRE PUMP.

#### **COMMENTS & RECOMMENDATIONS**

~ CORRECT THE SITUATION WITH THE PUMP.

~ ADD OR REMOVE HEADS WHERE NECESSARY FOR PROPER SPACING.

~ EITHER PIPE THE MAIN DRAIN TO THE EXTERIOR OF THE BUILDING OR INSTALL A NEW SUMP PUMP THAT CAN HANDLE A MAIN DRAIN TEST.

~ ALTHOUGH IT IS OUTSIDE OF THE SCOPE OF THE SPRINKLER INSPECTION, IT IS NOTED THAT THERE ARE STANDPIPES ON THE PROPERTY. THEY ARE REQUIRED PERIODICALLY TO BE INSPECTED AND TESTED.