ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: DIMOND COURTHOUSE

PHYSICAL ADDRESS: 123 4TH 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 19, 2013

EMAIL: 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?
NGC NO NA NO ALARMS OR SYSTEM IMPAIRMENT SINCE THE PREVIOUS INSPECTION?
CORRECT POSITION?
YES NO NA NO VALVE SEALS BROKEN SINCE THE PREVIOUS INSPECTION? VALVE SEALS WERE FOUND BROKEN ON THE
PENTHOUSE AND 7 TH FLOOR CONTROL VALVES.
PENTHOUSE AND 7 FLOOR CONTROL VALUE OF the value cooling program is no follower
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.
CILLE COMMANDE INFORMATION SIGNS POSTED AT THE SYSTEM RISER?
YES NO NAME ALL AREAS OF THE BUILDING ACCESSIBLE FOR INSPECTION? NOT ALL AREAS WERE ACCESSIBLE FOR
INSPECTION.
ALEDA 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.
water-based The protection systems that require the protection system is the protection of the protect
YES NO NA BUILDING APPEARS TO BE FULLY PROTECTED BY SPRINKLERS?

BACKFLOW PREVENTER

YES NO NA BACKFLOW DEVICE PASSES THE ANNUAL BACKFLOW PERFORMANCE TEST? THE BACKFLOW DEVICE FAILED THE ANNUAL PERFORMANCE TEST, THE RELIEF VALVE FAILED TO OPEN.

NFPA 25 (2008) 13.6.2.1 All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following... A backflow performance test, as required by the authority having jurisdiction, shall be conducted...

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 2014. 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 2014. 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 80 RESIDUAL PRESSURE 0 YES NO NA ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)? UNALBE TO PERFORM A MAIN DRAIN TEST. THE FLOOR DRAIN WOULD NOT HANDLE FULL WATER FLOW. NFPA 25 (2008) 13.3.3.4 A main drain test shall be conducted any time the control valve is closed and reopened at system riser.
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? 13 SIZE 6" TYPE OS-Y 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? 13 SIZE 6" TYPE OS-Y SECURED SEALED
CONTROL VALVES (WET SYSTEM CONTROL VALVE) MAIN SHUT-OFF YES NO NA OPEN? YES NO NA ACCESSIBLE? YES NO NA EXCERSIZED? NUMBER OF TURNS? 18 SIZE 6" TYPE OS-Y SECURED SEALED

CONTROL VALVES PUMP INLET VALVE YES NO NA OPEN? YES NO NA ACCESSIBLE? YES NO NA EXCERSIZED? UNABLE TO LOCATE A KEY TO UNLOCK THE VALVE. NFPA 25 (2008) 13.3.3.1 Each control valve shall be operated annually through its full range and returned to its normal position. NUMBER OF TURNS? 9 SIZE 6" TYPE BUTTERFLY SECURED LOCKED
CONTROL VALVES FIRE PUMP BY-PASS VALVE YES NO NA OPEN? YES NO NA ACCESSIBLE? YES NO NA LUBRICATED? YES NO NA EXCERSIZED? UNABLE TO LOCATE A KEY TO UNLOCK THE VALVE. NFPA 25 (2008) 13.3.3.1 Each control valve shall be operated annually through its full range and returned to its normal position. NUMBER OF TURNS? 9 SIZE 6" TYPE BUTTERFLY SECURED LOCKED
CONTROL VALVES PUMP OUTLET VALVE YES NO NA OPEN? YES NO NA ACCESSIBLE? YES NO NA LUBRICATED? YES NO NA EXCERSIZED? UNABLE TO LOCATE A KEY TO UNLOCK THE VALVE. NFPA 25 (2008) 13.3.3.1 Each control valve shall be operated annually through its full range and returned to its normal position. NUMBER OF TURNS? 9 SIZE 6" TYPE BUTTERFLY SECURED LOCKED
CONTROL VALVES PUMP DOWNSTREAM VALVE YES NO NA OPEN? YES NO NA ACCESSIBLE? YES NO NA EXCERSIZED? YES NA EXCERSIZED? YES NO NA EXCERS

CONTROL VALVES (ZONE VALVE) BASEMENT
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 SEALED
CONTROL VALVES (ZONE VALVE) GROUND FLOOR
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 SEALED
CONTROL VALVES (ZONE VALVE) 1ST FLOOR
YES NO NA OPEN?
YES NO NA ACCESSIBLE?
YES NO NA LUBRICATED?
YES NO NA EXCERSIZED?
NUMBER OF TURNS? 6
SIZE 4"
TYPE BUTTERFLY
SECURED SEALED
SECORED SERIES
CONTROL VALVES (ZONE VALVE) 2ND FLOOR
YES NO NA OPEN?
YESKINOLINALI OPEN!
YES NO NA ACCESSIBLE?
YES NO NA LUBRICATED?
YES NO NA EXCERSIZED?
NUMBER OF TURNS? 12
SIZE 4"
TYPE BUTTERFLY
SECURED SEALED
CONTROL VALVES (ZONE VALVE) 3RD FLOOR
YES NO NA OPEN?
YES NO NA ACCESSIBLE?
YES NO NA LUBRICATED?
YES NO NA EXCERSIZED? UNABLE TO EXCERSIZE THE VALVE. IT SEEMED TO BE BOUND UP INTERNALLY SOMEHOW
AND COULD NOT BE CLOSED MORE THAN 2 TURNS.
NFPA 25 (2008) 13.3.3.1 Each control valve shall be operated annually through its full range and returned
to its normal position.
NUMBER OF TURNS? 9
SIZE 4"
TYPE BUTTERFLY
SECUPED SEALED

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CONTROL VALUES (ZONE VALVE) 4 TH FLOOR 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 SEALED
CONTROL VALVES (ZONE VALVE) 5 TH FLOOR 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 SEALED
CONTROL VALVES (ZONE VALVE) 6TH FLOOR 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 SEALED
CONTROL VALVES (ZONE VALVE) 7 th FLOOR 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 SEALED
CONTROL VALVES (ZONE VALVE) PENTHOUSE YES NO NA OPEN? YES NO NA ACCESSIBLE? YES NO NA LUBRICATED? YES NO NA EXCERSIZED? NUMBER OF TURNS? 10 SIZE 4" TYPE BUTTERFLY SECURED SEALED

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ALARMS

MALARM PANEL ~ MAKE SIMPLEX MODEL 4100U CODE NA ACCOUNT# 770091

~ ALARM-RECEIVING FACILITY: GUARDIAN OPERATOR: EMILY

OR

WATER MOTOR GONG

OR

ELECTRIC BELL/HORN

YES NO NA ALARM DEVICES FREE OF PHYSICAL DAMAGE?

YES NO NATERFLOW DEVICES TESTED BY OPENING THE INSPECTOR'S TEST VALVE OR BY-PASS VALVE? THE INSPECTOR'S TEST VALVE ON THE 1ST FLOOR WAS BROKEN AND THE WATERFLOW DEVICE COULD NOT BE TESTED BY OPENING THE INSPECTOR'S TEST VALVE.

NFPA 25 (2008) 5.3.3.3 The testing of waterflow alarms on wet pipe systems shall be accomplished by opening the inspector's test connection.

YES NO NA WATERFLOW DEVICES ACTIVATE?

YES NO NA LOCAL ALARMS SOUND WHEN WATERFLOW OCCURS? ALARMS SOUND ON THE INSIDE OF THE BUILDING ONLY. THE PENTHOUSE & 7TH FLOOR FLOW SWITCHES DID NOT SEND ALARM SIGNALS TO THE ALARM PANEL WHEN WATERFLOW OCCURRED.

NFPA 25 (2008) 13.2.6 (Commentary) The purpose of the waterflow alarm test is to verify that the local and any remote alarm signals operate properly.

YES NO NA TAMPER SWITCHES INDICATE MOVEMENT? TAMPER SWITCHES ARE PRESENT ON MOST OF THE CONTROL VALVES BUT THEY ARE NOT WIRED TO THE ALARM PANEL.

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? THERE WERE 109 TROUBLE SIGNALS PRESENT ON THE PANEL UPON ARRIVAL. NO ALARMS SIGNALS WERE RECEIVED BY THE ALARM RECEIVING FACILITY EVEN THOUGH ALARMS SHOWED UP ON THE ALARM PANEL. THE PENTHOUSE & 7TH FLOOR FLOW SWITCHES DID NOT SEND ALARM SIGNALS TO THE ALARM PANEL WHEN WATERFLOW OCCURED.

NFPA 25 (2008) 13.2.6 (Commentary) The purpose of the waterflow alarm test is to verify that the local and any remote alarm signals operate properly.

INTERNATIONAL FIRE CODE (2009) 903.4 All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

INTERNATIONAL FIRE CODE (2009) 903.4.1 Alarm , supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

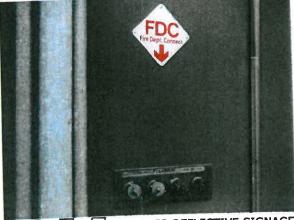
-
Y?
LY?

CBJ FIRE DEPARTMENT CONNECTION STATUTES

YES NO NA LOCKING PLUGS OR CAPS IN PLACE? THERE ARE NO LOCKING PLUGS IN PLACE ON THE STANDPIPE FIRE DEPT. CONNECTIONS.

CBJ TITLE 19-10.903.3.7 The location of fire department connections shall be approved by the fire code

official and equipped with approved locking caps.



YES NO NA APPROVED REFLECTIVE SIGNAGE IN PLACE?

PIPING CORPOSION2
SZ COLO DE ADDEADS TO BE IN GOOD CONDITION WITH NO EXTERNAL CORROSION!
NOTICE ADDEADS TO BE FREE FROM LEAKS AND MECHANICAL DAMAGE:
DIDE APPEARS TO BE FREE FROM EXTERNAL LOADS?
THE DIDE APPEARS TO BE PROPERLY HUNG!
ET CT ADDIAGO TO BE DEODEDIV BRACEDI
YES NO NAME PIPE APPEARS TO BE PROPERLY BROCED! YES NO NAME INTERNAL INSPECTION CONDUCTED IN THE LAST 5 YEARS? DUE IN 2014.
YES NO NAME INTERNAL TARGETTON OF DIDING and branch line conditions sho

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.

YES NO NA SPRINKLERS APPEAR TO BE FREE OF FOREIGN MATERIALS INCLUDING PAINT? IT APPEARS THAT A SPRINKLER IN THE STAIRWELL HAS BEEN PAINTED. 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 FROM OBSTRUCTIONS TO SPRAY PATTERNS? YES NO NA SPRINKLERS APPEAR TO BE PROPERLY SPACED? 2 ND FLOOR IN COURTROOM IT APPEARS TO HAVE SPRINKLER HEADS NOT PROPERLY SPACED. 5 TM FLOOR IT APPEARS IN SEVERAL AREAS THAT THE SPRINKLER HEADS ARE NOT PROPERLY SPACED. 6 TM FLOOR IT APPEARS THAT IN SEVERAL OFFICES AND BY THE ELEVATOR THE SPRINKLER HEADS ARE NOT PROPERLY SPACED. 6 TM FLOOR IT APPEARS THAT IN SEVERAL OFFICES AND BY THE ELEVATOR THE SPRINKLER HEADS ARE NOT PROPERLY SPACED. 6 TM FLOOR IT APPEARS THAT IN SEVERAL OFFICES AND BY THE ELEVATOR THE SPRINKLER HEADS ARE NOT PROPERLY SPACED.	VES_MOL_NA_SPRINKLERS IN SERVICE APPEAR TO BE DATED 1920 OR LATER? VES_MOL_NA_STANDAND SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 30 YEARS? VES_MOL_NA_STANDAND SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 10 YEARS? VES_MOL_NA_STANDAND SERVINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 10 YEARS. SPRINKLERS ON THE EXTERIOR OF THE BUILDING HAVE BEEN IN SERVICE LONGER THAN 10 YEARS. SPRINKLERS ON THE EXTERIOR OF THE BUILDING HAVE BEEN IN SERVICE LONGER THAN 10 YEARS. NEPA 25 (2008) 5.3.1.1.1.5 Dry sprinklers that have been in service for 10 years shall be replaced, or representative samples shall be tested. They shall be retested at 10-year intervals. VES_MOL_NA_SPRINKLERS IN HARSH ENVIONNENTS, CORROSIVE ATMOSPHERS, ETC. APPEAR TO HAVE BEEN IN SERVICE LONGER THAN 5 YEARS? IT APPEARS THAT THE SPRINKLERS ON THE EXTENDOR OF THE BUILDING HAVE BEEN IN SERVICE LONGER THAN 5 YEARS? IT APPEARS THAT THE SPRINKLERS APPEAR TO HAVE NO FULLION MISSING? VES_MOL_NA_SPRINKLERS APPEAR TO HAVE NO FULLIO MISSING? VES_MOL_NA_SPRINKLERS APPEAR TO BE VERY AND YEARS THAT THE STRINKLERS APPEAR TO BE VALUE OF THEY APPEAR TO BE THE PROPER TYPE? VES_MOL_NA_SPRINKLERS HAVE BEEN REPLACED, DO THEY APPEAR TO BE THE PROPER TYPE? VES_MOL_NA_SPRINKLERS APPEAR TO BE TREE OF FOREIGN NATERIALS INCLUDING PAINT? IT APPEARS THAT A SPRINKLERS APPEAR TO BE VALUE OF THEY APPEAR THAT THE EXTERIOR SPRINKLERS ARE SHOWN THE CARROSION. 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 Apy 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 Apy sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physica	SPRINKLERS
YES_NO_NA_STANDARD SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 20 YEARS? YES_NO_MA_DRY FAST RESPORSE SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 20 YEARS? YES_NO_MA_DRY SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 10 YEARS. NFPA 25 (2008) 5.3.1.1.1.5 Dry sprinklers that have been in service for 10 years shall be replaced, or representative samples shall be tested. They shall be retested at 10-year intervals. NFPA 25 (2008) 5.3.1.1.1.5 Dry sprinklers that have been in service for 10 years shall be replaced, or representative samples shall be tested. They shall be retested at 10-year intervals. NFPA 25 (2008) 5.3.1.1.1 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. 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. NED NO NAS INSTRUMENT SAMPEAR TO HAVE NO FLUID MISSING? YES_NO NAS INSTRUMENT SAMPEAR TO HAVE NO FLUID MISSING? YES_NO NAS INSTRUMENT SAMPEAR TO BE THE PROPER TYPE? YES_NO NAS INSTRUMENT SAMPEAR TO BE THE SUBJECT TO RECALL? YES_NO NAS PRINKLERS APPEAR TO BE IN GOOD CONDITION AND FREE FROM PHYSICAL DAMAGE? YES_NO NAS PRINKLERS APPEAR TO BE IN GOOD CONDITION AND FREE FROM PHYSICAL DAMAGE? YES_NO NAS PRINKLERS APPEAR TO BE THE OF CORROSION? IT 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 sprinklers shall not show signs of leakage; is painted, other than by the sprinkler manufacturer, corroded, damaged, or loaded; or in the improp	VES_NO_NA_SPATNRADORS SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 20 YEARS? YES_NO_MA_PAST RESPONSE SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 10 YEARS? YES_NO_MA_DAY SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 10 YEARS? YES_NO_MA_DAY SPRINKLERS APPEAR TO HAVE BEEN IN SERVICE LESS THAN 10 YEARS? NFPA 25 (2008) 5.3.1.1.1.5 Dry sprinklers that have been in service for 10 years shall be replaced, or representative samples shall be tested. They shall be retested at 10-year intervals. NFPA 25 (2008) 5.3.1.1.1.2 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. 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 BUBS SPRINKLERS PREAR TO HAVE NO FILID MISSING? YES_NO_NA_SERVINKLERS DO NOT APPEAR TO BE SUBTOTION EXAMPLE TO BE THE PROPER TYPE? YES_NO_NA_SERVINKLERS APPEAR TO BE IN GOOD CONDITION AND FREE FROM PHYSICAL DAMAGE? YES_NO_NA_SERVINKLERS APPEAR TO BE FREE OF FOREIGN MATERIALS INCLUDING PAINT? IT 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) 5.2.1.1.1 Apprinklers 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	
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yes No Na Sprinklers appear to be free from obstructions to spray patterns? Yes No Na Sprinklers appear to be free from obstructions to spray patterns? Yes No Na Sprinklers appear to be properly spaced? 2 ND floor in courtroom it appears to have sprinkler heads not properly spaced. 4 TH floor room 450 appears to have sprinklers not properly spaced. 5 TH floor it appears in several areas that the sprinkler heads are not properly spaced. 6 TH floor it appears that in several offices and by the elevator the sprinkler heads are not properly spaced.	by the sprinkler manufacturer, corroded, damaged, or loaded; or in the improper orientation. YES NO NA SPRINKLERS APPEAR TO BE FREE FROM OBSTRUCTIONS TO SPRAY PATTERNS? YES NO NA SPRINKLERS APPEAR TO BE PROPERLY SPACED? 2 ND FLOOR IN COURTROOM IT APPEARS TO HAVE SPRINKLER HEADS NOT PROPERLY SPACED. 4 TH FLOOR ROOM 450 APPEARS TO HAVE SPRINKLERS NOT PROPERLY SPACED. 5 TH FLOOR IT APPEARS IN SEVERAL AREAS THAT THE SPRINKLER HEADS ARE NOT PROPERLY SPACED. 6 TH FLOOR IT APPEARS THAT IN SEVERAL OFFICES AND BY THE ELEVATOR THE SPRINKLER HEADS 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.	pendent, or suewarry.
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YES NO NA SPRINKLERS APPEAR TO BE PROPERLY SPACED? 2 ND FLOOR IN COURTROOM IT APPEARS TO HAVE SPRINKLER HEADS NOT PROPERLY SPACED. 4 TH FLOOR ROOM 450 APPEARS TO HAVE SPRINKLERS NOT PROPERLY SPACED. 5 TH FLOOR IT APPEARS IN SEVERAL AREAS THAT THE SPRINKLER HEADS ARE NOT PROPERLY SPACED. 6 TH FLOOR IT APPEARS THAT IN SEVERAL OFFICES AND BY THE ELEVATOR THE SPRINKLER HEADS ARE NOT PROPERLY SPACED.	YES NO NA SPRINKLERS APPEAR TO BE PROPERLY SPACED? 2 ND FLOOR IN COURTROOM IT APPEARS TO HAVE SPRINKLER HEADS NOT PROPERLY SPACED. 4 TH FLOOR ROOM 450 APPEARS TO HAVE SPRINKLERS NOT PROPERLY SPACED. 5 TH FLOOR IT APPEARS IN SEVERAL AREAS THAT THE SPRINKLER HEADS ARE NOT PROPERLY SPACED. 6 TH FLOOR IT APPEARS THAT IN SEVERAL OFFICES AND BY THE ELEVATOR THE SPRINKLER HEADS 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.	by the sprinkler manufacturer, corroded, damaged, or loaded; or in the improper orientation.
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SPACED.	NFPA 13 (2007) 8.5.1.1 Sprinklers shall be located, spaced, and positioned in accordance with the requirements of Section 8.5.	FLOOR IT APPEARS THAT IN SEVERAL OFFICES AND BY THE ELEVATOR THE SPRINKLER HEADS ARE NOT PROPERLY
	requirements of Section 8.5.	
NFPA 13 (2007) 8.5.1.1 Sprinklers shall be located, spaced, and positioned in accordance with the	requirements of Section 8.5.	
requirements of Section 8.5.		NFPA 13 (2007) 8.5.1.1 Sprinklers shall be located, spaced, and positioned in accordance with the
	YES NO NA SPRINKLERS APPEAR TO BE PROPERLY POSITIONED?	NFPA 13 (2007) 8.5.1.1 Sprinklers shall be located, spaced, and positioned in accordance with the requirements of Section 8.5.

FIRE PUMP INFORMATION MANUFACTURER AURORA PUMP MODEL 47481-11 SERIAL NUMBER 73-81621 WHORIZONTAL VERTICAL RATED GPM 500 RATED PSI RATED RPM 1770

SUCTION FROM PUBLIC MAIN FIRE PUMP START PRESSURE FIRE PUMP STOP PRESSURE

CONTROLLER

MANUFACTURER CLARK
MODEL BUL
SERIAL NUMBER 387397-2-1

ELECTRIC MOTOR INFORMATION
MANUFACTURER US ELECTRIC MOTORS
MODEL A
SERIAL NUMBER R-3591-00-305

JOCKEY PUMP

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

ELECTRIC MOTOR PERFORMANCE

ELECTRIC MO			MINICA	" >	1545 #3		AMPS	LEAD) #1	LEAD #2	LEAD #3
VOLTS	LE	AD #1	LEAD	# 2	LEAD #3			LEAL	J # I	LEAD # 2	LLAD #3
							CHURN				
CHURN							100%				
100%							150%				
150%			l		<u> </u>						
FLOW RATE			CTION URE (PSI)		SCHARGE SSURE (PSI)	NET PUMP PRESSURE (PSI)	PUMP SPE (RPM)	NO	IBER OF ZZLES OWED	ACTUAL FLOW (GPM)	
CHURN											
100%											
150%		<u> </u>		L		<u> </u>					

LECTRIC FIRE PUMP CONDITION
THE DIMP ASSEMBLY APPEARS TO BE IN OPERATING CONDITION AND FREE FROM PHYSICAL DAMAGE?
THE PLAN METER TO THE PROPERTY AND THE FLOW LESIS COULD HOUSE CONDUCTED.
urna 25 (2008) 8.2.1 The purpose of inspection shall be to verily that the pump assembly appears to be in
perating condition and is free from physical damage.
ESMNOTINAL ADEQUATE HEAT IN THE PUMP ROOM?
ESMNOTINATI PIPING IS FREE FROM LEAKS?
FC NO NA PIPING APPEARS TO BE IN GOOD CONDITION?
NA DIMP SICTION AND DISCHARGE VALVES FULLY OPEN?
ES NO NA SUCTION LINE PRESSURE GAUGE READING WITHIN AN ACCEPTABLE RANGE?
ESINO NAL SUCTION LINE PRESSURE GAUGE READING WITHIN AN ACCEPTABLE RANGE?
ESNO NAME SYSTEM LINE PRESSURE GROSE READING WITHIN THE PRESSURE FROM
ES_NO_NAM WEI PIT SCREENS UNOBSTRUCTED AND IN FEACE:
ES NO NA CONTROLLER PILOT LIGHT (POWER ON) ILLUMINATED?

YES□NO□NA☑ TRANSFER SWITCH NORMAL PILOT LIGHT ILLUMINATED?
VECTINO NAT ISOLATING SWITCH IS CLOSED?
VECTINO TINA REVERSE PHASE ALARM PILOT LIGHT OFF OR NORMAL PHASE ROTATION LIGHT ON?
VESTANO NATIONAL DOES THE AUTOMATIC CONTROLLER START THE PUMP IF SYSTEM DEMAND IS NOT SATISFIED?
VES NOT NAT DOES THE CIRCULATION RELIEF VALVE DISCHARGE WATER PROPERLY?
VECTINO NATIONAL DOES THE PRESSURE RELIEF VALVE FUNCTION PROPERLY?
VEST NOT NAME OIL LEVEL IN VERTICAL SIGHT GLASS WITHIN AN ACCEPTABLE RANGE?
AND THE TOTAL EVEL IN DIGHT ANGLE GEAR DRIVE IS WITHIN ACCEPTABLE RANGE?
YES NO NA ANGULAR AND PARALLEL ALIGNMENT OF THE PUMP AND DRIVER APPEAR TO BE OK? THERE IS NO ACCESS TO
THE COUPLING.
NFPA 25 (2008) 8.3.4.4 Parallel and angular alignment of the pump and driver shall be checked during the
annual test. Any misalignment shall be corrected.
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? UNABLE TO PERFORM TEST AS THE FLOW METER IS INOPERABLE.
MEDA 25 (2008) 8.4.1 Any abnormality observed during inspection or testing shall be reported promptly to
the person responsible for correcting the abnormality.

COMMENTS & RECOMMENDATIONS

~ THE FIRE PROTECTION SYSTEM(S) INSPECTED HAVE BEEN ASSIGNED A STATUS LEVEL 1 PER ALASKA STATE STATUTES 13 AAC 50 (APPENDIX K). MAJOR DEFICIENCIES WERE FOUND. REPAIRS ARE TO BE INITIATED IMMEDIATELY. THIS STATUS LEVEL WAS ASSIGNED FOR THE FOLLOWING REASONS:

- \sim not all of the waterflow devices send an alarm signal to the alarm panel.
- ~ THE TAMPER SWITCHES ON THE CONTROL VALVES ARE NOT WIRED TO THE ALARM PANEL.
- \sim THE ALARM RECEIVING FACILITY RECEIVED NO FIRE ALARMS DURING WHEN THE INSPECTION AND TESTING WAS CONDUCTED EVEN THOUGH FIRE ALARM SIGNALS WERE RECEIVED AT THE ALARM PANEL.

RECOMMENDATIONS:

- \sim REPAIR AND RETEST THE FAILED BACKFLOW DEVICE.
- ~ ROUTE THE MAIN DRAIN PIPING TO THE EXTERIOR OF THE BUILDING SO THAT THE ANNUAL MAIN DRAIN TEST CAN BE CONDUCTED PROPERLY. ALSO, IN THE EVENT OF AN EMERGENCY, WATER CAN BE QUICKLY DRAINED FROM THE SPRINKLER SYSTEM AND DIVERTED TO A SAFE LOCATION TO PREVENT POSSIBLE PROPERTY DAMAGE.
- ~ PROVIDE EASILY ACCESSIBLE KEYS FOR THE LOCKS ON THE CONTROL VALVES SO THAT THEY CAN BE EXERCISED.
- \sim REPAIR OR REPLACE THE FAULTY CONTROL VALVE ON THE 3^{RD} FLOOR.
- ~ CORRECT THE SITUATION WITH THE ALARMS SO THAT SUPERVISORY SIGNALS ARE SENT TO THE ALARM PANEL AND ALL WATERFLOW SIGNALS ARE SENT TO THE ALARM PANEL.
- ~ CORRECT THE SITUATION WITH THE ALARMS SO THAT ALL SIGNALS SENT TO THE ALARM PANEL ARE RECEIVED PROPERLY BY THE ALARM RECEIVING FACILITY.
- ~ PROVIDE APPROVED LOCKING FIRE DEPT. CONNECTION PLUGS FOR THE STANDPIPE PIPING.
- ~ REPLACE ANY CORRODED SPRINKLERS, DRY STYLE SPRINKLERS THAT ARE MORE THAN 10 YEARS OLD OR SPRINKLERS IN HARSH ENVIRONMENTS THAT ARE MORE THAN 5 YEARS OLD.
- ~ REPLACE THE FLOW METER ON THE FIRE PUMP BY-PASS PIPING SO THAT THE FIRE PUMP CAN BE TESTED PROPERLY.