

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?
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 FOUND BROKEN ON THE PENTHOUSE AND 7TH FLOOR CONTROL VALVES.**

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 FOR INSPECTION.**

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? **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 SYSTEMYES ☒ 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 TESTOUTLET SIZE **2"** STATIC PRESSURE **80** RESIDUAL PRESSURE **0**YES ☐ NO ☐ NA ☒ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)? **UNABLE 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 ☐ LUBRICATED?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 ☒ 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 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 ☒ 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 (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**

CONTROL VALVES (ZONE VALVE) 2ND FLOOR

YES ☒ NO ☐ NA ☐ 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**

SECURED **SEALED**

CONTROL VALVES (ZONE VALVE) 4TH 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) 5TH 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) 7TH 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**

ALARMS

☒ **ALARM 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 ☐ NA ☐ WATERFLOW 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.

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? **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

- 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 2014.**

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? **IT APPEARS THAT THE DRY SPRINKLERS ON THE EXTERIOR OF THE BUILDING HAVE BEEN IN SERVICE LONGER 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.

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

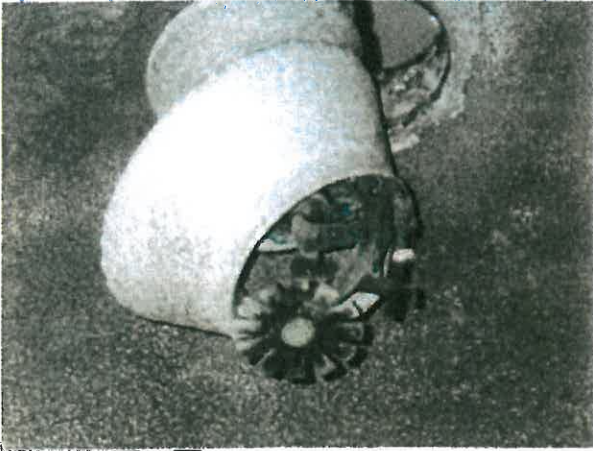
YES ☐ NO ☐ NA ☒ SPRINKLERS DO NOT APPEAR TO BE SUBJECT TO RECALL?

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? **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 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? **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? **2ND FLOOR IN COURTRROOM IT APPEARS TO HAVE SPRINKLER HEADS NOT PROPERLY SPACED. 4TH FLOOR ROOM 450 APPEARS TO HAVE SPRINKLERS NOT PROPERLY SPACED. 5TH FLOOR IT APPEARS IN SEVERAL AREAS THAT THE SPRINKLER HEADS ARE NOT PROPERLY SPACED. 6TH 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.

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

FIRE PUMP INFORMATIONMANUFACTURER **AURORA PUMP**MODEL **4748I-11**SERIAL NUMBER **73-81621**☒ HORIZONTAL ☐ VERTICALRATED GPM **500**

RATED PSI

RATED RPM **1770**

SUCTION FROM PUBLIC MAIN

FIRE PUMP START PRESSURE

FIRE PUMP STOP PRESSURE

CONTROLLERMANUFACTURER **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 MOTOR PERFORMANCE

VOLTS					AMPS		LEAD #1		LEAD #2		LEAD #3		
CHURN					CHURN								
100%					100%								
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													
100%													
150%													

ELECTRIC FIRE PUMP CONDITIONYES ☒ NO ☒ NA ☐ THE PUMP ASSEMBLY APPEARS TO BE IN OPERATING CONDITION AND FREE FROM PHYSICAL DAMAGE? **IT****APPEARS THAT THE FLOW METER IS INOPERABLE AND THE FLOW TESTS COULD NOT BE CONDUCTED.****NFPA 25 (2008) 8.2.1** The purpose of inspection shall be to verify that the pump assembly appears to be in operating condition and is 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?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?
- 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? **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.**

NFPA 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:

- ~ 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.
- ~ 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:

- ~ 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.
- ~ REPAIR OR REPLACE THE FAULTY CONTROL VALVE ON THE 3RD 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.