

EXHIBIT "B"

IFQ 2014-0222-2552

FIRE SPRINKLER INSPECTION, TESTING & REPAIR FY 14

ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: **GOVERNOR'S HOUSE**

PHYSICAL ADDRESS: **710 CALHOUN ~ JUNEAU, AK 99801**

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

MAILING ADDRESS: **P.O. 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 11, 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 is necessary.*

MAIN DRAIN TESTOUTLET SIZE **2"**STATIC PRESSURE **82**RESIDUAL PRESSURE **60**YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?**DRY SYSTEM*******IMPORTANT NOTE FOR DRY SYSTEMS*****

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN THIS SPRINKLER SYSTEM IN A DRY CONDITION AND TO PROVIDE ADEQUATE HEAT FOR THE SPRINKLER RISER TO PREVENT POSSIBLE FREEZE UP AND IMPAIRMENT AT ALL TIMES. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO KNOW THE LOCATION OF ALL AUXILIARY DRAINS AND INFORM THE INSPECTOR OF THEIR LOCATIONS.

YES ☒ NO ☐ NA ☐ VALVE ENCLOSURE APPEARS TO BE MAINTAINED AT 40°F OR ABOVE?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 ☐ DRY VALVE APPEARS TO BE FREE OF PHYSICAL DAMAGE?YES ☒ NO ☐ NA ☐ TRIM VALVES IN THEIR NORMAL OPEN OR CLOSED POSITIONS?YES ☒ NO ☐ NA ☐ INTERMEDIATE CHAMBER NOT LEAKING?YES ☒ NO ☐ NA ☐ INTERIOR OF THE DRY VALVE PASSES AN INTERNAL INSPECTION?YES ☒ NO ☐ NA ☐ INTERIOR OF THE DRY VALVE CLEANED?YES ☐ NO ☐ NA ☒ PRIMING WATER LEVEL CORRECT?YES ☐ NO ☒ NA ☐ LOW AIR PRESSURE ALARM FUNCTIONS PROPERLY? **LOW AIR PRESSURE ALARM DID NOT FUNCTION PROPERLY.**

NFPA 25 (2008) 13.4.4.2.6 Low air pressure alarms, if provided, shall be tested quarterly in accordance with the manufacturer's instructions.

YES ☐ NO ☐ NA ☒ QUICK OPENING DEVICE FUNCTIONS PROPERLY?YES ☒ NO ☐ NA ☐ AIR MAINTENANCE DEVICE FUNCTIONS PROPERLY?YES ☐ NO ☒ NA ☐ DRY SYSTEM TESTED FOR AIR LEAKAGE IN THE LAST 3 YEARS? **DUE IN 2013.**

NFPA 25 (2008) 13.4.4.2.9 Dry pipe systems shall be tested once every three years for air leakage, using one of the following test methods:

(1) A pressure test at 40 psi for two hours. The system shall be permitted to lose up to 3 psi (0.2 bar) during the duration of the test. Air leaks shall be addressed if the system loses more than 3 psi (0.2 bar) during the test.

(2) With the system at normal system pressure, shut off the air source (compressor or shop air) for 4 hours. If the low air pressure alarm goes off within this period, the air leaks shall be addressed.

YES ☒ NO ☐ NA ☐ DRY SYSTEM PIPING BEING MAINTAINED IN A DRY CONDITON?**DRY VALVE TRIP TEST**DRY VALVE SIZE **2"** MAKE **GRINNELL** MODEL **A-2**

DRY VALVE YEAR SERIAL NUMBER

YES ☐ NO ☐ NA ☒ QUICK OPENING DEVICE MAKE MODELYES ☒ NO ☐ NA ☐ PARTIAL TRIP TEST?WATER PRESSURE **82** AIR PRESSURE **26** TRIP PRESSURE **8** TRIP TIME: **8**YES ☐ NO ☐ NA ☒ FULL TRIP TEST (REQUIRED EVERY 3 YEARS)? **DUE IN 2015.**

DELIVERY TIME AT INSPECTOR'S TEST VALVE:

MAIN DRAIN TESTOUTLET SIZE **3/4"**STATIC PRESSURE **70**RESIDUAL PRESSURE **60**YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?

DRY SYSTEM AUXILIARY DRAIN VALVES

LOCATION	SIZE	VALVE TYPE
AUX DRAIN IN DRY FOOD STORAGE	3/4"	drum drip assembly
INSPECTORS TEST AT SIDE DOOR ENTRANCE	1/2"	globe valve

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? **12**
SIZE **4"**
TYPE **OS-Y**
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? **12**
SIZE **4"**
TYPE **OS-Y**
SECURED **SUPERVISED**

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? **12**
SIZE **4"**
TYPE **OS-Y**
SECURED **SUPERVISED**

CONTROL VALVES (DRY SYSTEM CONTROL VALVE)

YES ☒ NO ☐ NA ☐ OPEN?
YES ☒ NO ☐ NA ☐ ACCESSIBLE?
YES ☒ NO ☐ NA ☐ LUBRICATED?
YES ☒ NO ☐ NA ☐ EXCERSIZED?
NUMBER OF TURNS? **9**
SIZE **2"**
TYPE **OS-Y**
SECURED **SUPERVISED**

ALARMS

☒ **ALARM PANEL** ~ MAKE **SILENT KNIGHT** MODEL **5820XL** CODE **1111** ACCOUNT# **770136**

~ ALARM-RECEIVING FACILITY: **GUARDIAN SECURITY** OPERATOR: **OPERATOR**

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? **APPEARS THAT IN THE DRY STORAGE ROOM THE PIPING IS NOT PROPERLY HUNG.**

NFPA 25 (2008) 5.2.3.1 Hangers and seismic braces shall not be damaged or loose.

NFPA 25 (2008) 5.2.3.2 Hangars and seismic braces that are damaged or loose shall be replaced or refastened.

NFPA 13 (2007) 9.1.1.1 Unless the requirements of 9.1.1.2 are met, types of hangers shall be in accordance with the requirements of Section 9.1.

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? **EXTERIOR SPRINKLER HEADS APPEAR TO 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?
- YES ☐ NO ☒ NA ☐ SPRINKLERS APPEAR TO BE FREE OF FOREIGN MATERIALS INCLUDING PAINT? **APPEARS THAT IN THE FOOD DRY STORAGE AREA THE SPRINKLER HEADS HAVE 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? **APPEARS THAT IN THE LAUNDRY ROOM IN BASEMENT SPRINKLER HEADS ARE OBSTRUCTED BY LIGHTS.**
- NFPA 25 (2008) 5.2.1.2** The minimum clearance required by the installation standard shall be maintained below all sprinklers. Stock, furnishings, or equipment closer to the sprinkler than clearance rules allow shall be corrected.
- NFPA 13 (2007) 8.5.5.1** Sprinklers shall be located so as to minimize obstructions to discharge as defined in 8.5.5.2 and 8.5.5.3, or additional sprinklers shall be provided to ensure adequate coverage of the hazard. (See figure A.8.5.5.1)
- YES ☐ NO ☒ NA ☐ SPRINKLERS APPEAR TO BE PROPERLY SPACED? **APPEARS THAT ON THE 2ND FLOOR THERE IS NO HEAD IN THE LAUNDRY ROOM OR CLOSET.**
- 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?

~ 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:

- ~ PAINTED SPRINKLERS
- ~ SPRINKLERS THAT HAVE BEEN IN SERVICE LONGER THAN 5 YEARS
- ~ OBSTRUCTIONS TO SPRINKLER SPRAY PATTERNS
- ~ PIPING NOT PROPERLY HUNG

COMMENTS & RECOMMENDATIONS

- ~ REPLACE ALL PAINTED SPRINKLER HEADS.
- ~ ADD SPRINKLERS WHERE NECESSARY FOR PROPER COVERAGE.
- ~ ELIMINATE ALL OBSTRUCTION.
- ~ REPAIR THE LOW AIR SWITCH.
- ~ REPLACE EXTERIOR SPRINKLER HEADS THAT HAVE BEEN IN SERVICE LONGER THAN 5 YEARS.
- ~ WHERE NECESSARY ADD OR REMOVE ANY HANGERS SO PIPING WILL BE PROPERLY HUNG.

~ THE DRY SPRINKLER SYSTEM WAS PARTIALLY TRIPPED DURING THIS INSPECTION. A MINIMAL AMOUNT OF WATER WAS INTRODUCED INTO THE OVERHEAD PIPING. ALL KNOWN AND ACCESSIBLE AUXILIARY DRAINS WERE DRAINED. IT IS CRITICAL THAT THE SYSTEM PIPING CONTINUE TO BE MAINTAINED IN A DRY CONDITION BY PERIODICALLY DRAINING THESE LOW POINTS, ESPECIALLY WHEN COLD WEATHER APPROACHES. FAILURE TO DO SO CAN RESULT IN FROZEN AND BROKEN PIPE CAUSING SPRINKLER SYSTEM IMPAIRMENT AND POSSIBLE PROPERTY DAMAGE.

SIGNATURES

SIGNATURE