

ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: **STATE OFFICE BUILDING**
PHYSICAL ADDRESS: **333 WILLOUGHBY ~ 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 18, 2013**

EMAIL: **garetn.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?
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?

PROTECTED BY SPRINKLERS. IN THE SPRINKLERED PORTION OF THE BUILDING, THERE IS A SIGNIFICANT PORTION OF THE P1 PARKING GARAGE THAT IS NOT PROTECTED BY SPRINKLERS BECAUSE THE PIPE IS DISCONNECTED. THE ENTIRE P4 PARKING AREA HAS NO WATER SUPPLY TO THAT PORTION OF THE SPRINKLER SYSTEM.
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? **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 TESTOUTLET SIZE **2"**STATIC PRESSURE **66**RESIDUAL PRESSURE **60**YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?**DRY SYSTEM 7TH FLOOR*******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?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 CONDITION?**DRY VALVE TRIP TEST 7TH FLOOR**DRY VALVE SIZE **6"** MAKE **RELIABLE** MODEL **C2**DRY VALVE YEAR **1973** SERIAL NUMBER **24350**YES ☒ NO ☐ NA ☐ QUICK OPENING DEVICE MAKE **RELIABLE** MODEL **B-1**

YES ☐ NO ☒ NA ☐ PARTIAL TRIP TEST? **SYSTEM DID NOT TRIP WHEN INSPECTOR'S TEST VALVE WAS OPENED. WHEN THE INSPECTOR'S TEST VALVE WAS OPENED THERE WAS VERY LITTLE AIR PRESSURE LOSS. IT APPEARS THAT THERE IS SOME SORT OF OBSTRUCTION IN THE INSPECTOR'S TEST PIPING OR DISCHARGE ORFICE. THE BY-PASS LINE WAS USED TO DETERMINE IF AN ALARM WOULD SOUND.**

NFPA 25 (2008) 13.4.4.2.2.3 During those years when full flow testing in accordance with 13.4.4.2.2.2 is not required, each dry pipe valve shall be trip tested with the control valve partially open.

WATER PRESSURE **66** AIR PRESSURE **47** TRIP PRESSURE **0** TRIP TIME: **0**YES ☐ NO ☐ NA ☒ FULL TRIP TEST (REQUIRED EVERY 3 YEARS)? **DUE IN 2015.**DELIVERY TIME AT INSPECTOR'S TEST VALVE: **NA****MAIN DRAIN TEST 7TH FLOOR**OUTLET SIZE **2"**STATIC PRESSURE **60** RESIDUAL PRESSURE **59**YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?

DRY SYSTEM AUXILIARY DRAIN VALVES 7TH FLOOR

LOCATION	SIZE	VALVE TYPE
AUX DRAIN (LOW PRESSURE RM) RM 710	1/2"	globe valve
AUX DRAIN (COLDWATER RM) RM 710	1/2"	globe valve
INSPECTORS TEST (COLDWATER RM) RM 710	1/2"	globe valve

DRY SYSTEM PARKING NORTH

*****IMPORTANT NOTE FOR DRY SYSTEMS*****

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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?

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 PARKING NORTH

DRY VALVE SIZE **4"** MAKE **VICTAULIS** MODEL **S/756**

DRY VALVE YEAR **2004** SERIAL NUMBER

YES ☐ NO ☐ NA ☒ QUICK OPENING DEVICE MAKE MODEL

YES ☒ NO ☐ NA ☐ PARTIAL TRIP TEST?

WATER PRESSURE **125** AIR PRESSURE **40** TRIP PRESSURE **11** TRIP TIME: **35**

YES ☐ NO ☐ NA ☒ FULL TRIP TEST (REQUIRED EVERY 3 YEARS)? **DUE IN 2015.**

DELIVERY TIME AT INSPECTOR'S TEST VALVE: **NA**

MAIN DRAIN TEST PARKING NORTH

OUTLET SIZE **2"** STATIC PRESSURE **95** RESIDUAL PRESSURE **80**

YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?

DRY SYSTEM AUXILIARY DRAIN VALVES PARKING NORTH

LOCATION	SIZE	VALVE TYPE
4 AUX DRAINS	1"	drum drip assembly
INSPECTORS TEST (NORTH WALL)	1/2"	ball valve

DRY SYSTEM PARKING SOUTH

*****IMPORTANT NOTE FOR DRY SYSTEMS*****

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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?

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 PARKING SOUTH

DRY VALVE SIZE **6"** MAKE **TYCO** MODEL **DPV-1**

DRY VALVE YEAR SERIAL NUMBER **272892**

YES ☐ NO ☐ NA ☒ QUICK OPENING DEVICE MAKE MODEL

YES ☒ NO ☐ NA ☐ PARTIAL TRIP TEST?

WATER PRESSURE **95** AIR PRESSURE **41** TRIP PRESSURE **12** TRIP TIME: **47**

YES ☐ NO ☐ NA ☒ FULL TRIP TEST (REQUIRED EVERY 3 YEARS)? **DUE IN 2015.**

DELIVERY TIME AT INSPECTOR'S TEST VALVE: **NA**

MAIN DRAIN TEST PARKING SOUTH

OUTLET SIZE **2"** STATIC PRESSURE **95** RESIDUAL PRESSURE **90**

YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?

DRY SYSTEM AUXILIARY DRAIN VALVES PARKING SOUTH

LOCATION	SIZE	VALVE TYPE
AUX DRAIN BY DIVIDING DOOR	1"	drum drip assembly
3 AUX DRAINS IN ELEVATOR EQUIPMENT RM	1/2"	globe valve
AUX DRAIN IN ELEVATOR EQUIPMENT RM	1"	drum drip assembly
AUX DRAIN BY SOUTH GARAGE DOOR	1"	drum drip assembly
INSPECTORS TEST BY SOUTH GARAGE DOOR	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 ☐ EXERCISED?

NUMBER OF TURNS? 26

SIZE 8"

TYPE OS-Y

SECURED LOCKED

CONTROL VALVES (BACKFLOW SHUT-OFF #2)YES ☒ NO ☐ NA ☐ OPEN?YES ☒ NO ☐ NA ☐ ACCESSIBLE?YES ☒ NO ☐ NA ☐ LUBRICATED?YES ☒ NO ☐ NA ☐ EXERCISED?

NUMBER OF TURNS? 26

SIZE 8"

TYPE OS-Y

SECURED LOCKED

CONTROL VALVES (DRY SYSTEM CONTROL VALVE) 7TH FLOORYES ☒ NO ☐ NA ☐ OPEN?YES ☒ NO ☐ NA ☐ ACCESSIBLE?YES ☐ NO ☐ NA ☒ LUBRICATED?YES ☒ NO ☐ NA ☐ EXERCISED?

NUMBER OF TURNS? 9

SIZE 6"

TYPE BUTTERFLY

SECURED LOCKED

CONTROL VALVES (WET SYSTEM CONTROL VALVE) 7TH FLOORYES ☒ NO ☐ NA ☐ OPEN?YES ☒ NO ☐ NA ☐ ACCESSIBLE?YES ☐ NO ☐ NA ☒ LUBRICATED?YES ☒ NO ☐ NA ☐ EXERCISED?

NUMBER OF TURNS? 9

SIZE 8"

TYPE BUTTERFLY

SECURED LOCKED

CONTROL VALVES (BACKFLOW SHUT-OFF #1) NORTH PARKING

YES ☒ NO ☐ NA ☐ OPEN?
YES ☒ NO ☐ NA ☐ ACCESSIBLE?
YES ☒ NO ☐ NA ☐ LUBRICATED?
YES ☒ NO ☐ NA ☐ EXCERSIZED?
NUMBER OF TURNS? **14**
SIZE **4"**
TYPE **OS-Y**
SECURED **LOCKED**

CONTROL VALVES (BACKFLOW SHUT-OFF #2) NORTH PARKING

YES ☒ NO ☐ NA ☐ OPEN?
YES ☒ NO ☐ NA ☐ ACCESSIBLE?
YES ☒ NO ☐ NA ☐ LUBRICATED?
YES ☒ NO ☐ NA ☐ EXCERSIZED?
NUMBER OF TURNS? **14**
SIZE **4"**
TYPE **OS-Y**
SECURED **LOCKED**

CONTROL VALVES (DRY SYSTEM CONTROL VALVE) NORTH PARKING

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 **SEALED**

CONTROL VALVES (BACKFLOW SHUT-OFF #1) SOUTH PARKING

YES ☒ NO ☐ NA ☐ OPEN?
YES ☒ NO ☐ NA ☐ ACCESSIBLE?
YES ☒ NO ☐ NA ☐ LUBRICATED?
YES ☒ NO ☐ NA ☐ EXCERSIZED?
NUMBER OF TURNS? **21**
SIZE **6"**
TYPE **OS-Y**
SECURED **LOCKED**

CONTROL VALVES (BACKFLOW SHUT-OFF #2) SOUTH PARKING

YES ☒ NO ☐ NA ☐ OPEN?
YES ☒ NO ☐ NA ☐ ACCESSIBLE?
YES ☒ NO ☐ NA ☐ LUBRICATED?
YES ☒ NO ☐ NA ☐ EXCERSIZED?
NUMBER OF TURNS? **21**
SIZE **6"**
TYPE **OS-Y**
SECURED **LOCKED**

ALARMS

☒ **ALARM PANEL** ~ MAKE **SIMPLEX** MODEL **4100U** CODE **NA** ACCOUNT# **770138**
~ 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? **ALL DEVICES ACTIVATED EXCEPT FOR THE SOUTH PARKING GARAGE. WHEN THE DRY VALVE WAS TRIPPED NO ALARM SOUNDED FOR THE SOUTH PARKING SYSTEM. ALSO, WHEN THE BY-PASS VALVE WAS USED TO SEND AN ALARM SIGNAL, NO ALARM WAS SOUNDED.**

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.

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.

NFPA 25 (2008) 13.2.6.1 Mechanical waterflow devices, including but not limited to water motor gongs, shall be tested quarterly.

NFPA 25 (2008) 13.2.6.2 Vane-type and pressure switch-type waterflow devices shall be tested semiannually.

YES ☒ NO ☐ NA ☐ LOCAL ALARMS SOUND WHEN WATERFLOW OCCURS? **ALL ALARMS SOUNDED EXCEPT FOR THE SOUTH PARKING GARAGE.**

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?

YES ☒ NO ☒ NA ☐ ALARM-RECEIVING FACILITY RECEIVES SIGNALS PROPERLY? **ALARM-RECEIVING FACILITY RECEIVED ALL SIGNALS EXCEPT FOR THE SOUTH PARKING GARAGE.**

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.

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? **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? **APPEARS THAT THE EXTERIOR SPRINKLERS IN THE PARKING AREA 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? **SPRINKLERS IN PARKING GARAGE APPEAR 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? **R3 ROOM AND ROOM NEXT TO R3 APPEAR TO HAVE DUCTS OVER 4'-00" WITH NO SPRINKLERS BELOW.**

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

STANDPIPES

- YES ☐ NO ☐ NA ☒ WATERFLOW DEVICES FUNCTION PROPERLY?
YES ☐ NO ☐ NA ☒ VALVE SUPERVISORY DEVICES FUNCTION PROPERLY?
YES ☐ NO ☐ NA ☒ HOSE STORAGE DEVICES IN GOOD CONDITION?
YES ☐ NO ☐ NA ☒ HOSE AND HOSE COMPONENTS IN GOOD CONDITION?
YES ☐ NO ☐ NA ☒ VALVES IN GOOD CONDITION?
YES ☐ NO ☐ NA ☒ PRESSURE CONTROL VALVE TESTED (EVERY 5 YEARS)?
YES ☐ NO ☐ NA ☒ PRESSURE REDUCING VALVE TESTED (EVERY 5 YEARS)?
YES ☐ NO ☐ NA ☒ HYDROSTATIC TEST CONDUCTED (EVERY 5 YEARS)?
YES ☐ NO ☐ NA ☒ FLOW TEST CONDUCTED (EVERY 5 YEARS)?
YES ☐ NO ☐ NA ☒ MAIN DRAIN TEST CONDUCTED?
YES ☐ NO ☐ NA ☒ PIPING APPEARS TO BE IN GOOD CONDITION?

~ WHILE IT IS OUTSIDE THE SCOPE OF THE SPRINKLER INSPECTION, IT'S NOTED THAT THERE ARE STANDPIPES ON THE PROPERTY. THEY ARE REQUIRED PERIODICALLY TO BE INSPECTED AND TESTED. A STANDPIPE FIRE DEPT. CONNECTION AT THE NORTH ENTRY OF THE P1 PARKING GARAGE APPEARS TO BE ROTTED IN PLACE AND NOT CONNECTED TO THE SYSTEM PIPING.

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:

- ~ DRY SYSTEM ON 7TH FLOOR WOULD NOT TRIP PROPERLY, SYSTEM APPEARS TO HAVE DEBRIS IN PIPING AND WOULD NOT EXHAUST AIR WHEN THE INSPECTOR'S TEST VALVE WAS OPENED.
- ~ DRY SYSTEM IN SOUTH PARKING GARAGE HAS A SIGNIFICANT PORTION OF THE PIPING DISCONNECTED.
- ~ ALARMS DID NOT FUNCTION ON THE SOUTH PARKING DRY SYSTEM WHEN INSPECTOR'S TEST VALVE AND BY-PASS VALVE WERE OPENED.
- ~ THE PIPING ON THE P4 PARKING LEVEL IS NOT CONNECTED TO A WATER SUPPLY AND THIS ENTIRE FLOOR IS OUT OF SERVICE WITH NO FIRE PROTECTION.

- ~ FIND AND ELIMINATE THE CAUSE OF THE FAILURE OF THE 7TH FLOOR DRY SPRINKLER SYSTEM TO TRIP PROPERLY.
- ~ RECONNECT THE PIPE IN THE P1 PARKING AREA SO THAT THERE IS FULL SPRINKLER COVERAGE.
- ~ CORRECT THE SITUATION WITH THE P1 DRY SYSTEM THAT DID NOT SEND AN ALARM SIGNAL TO THE ALARM PANEL OR ALARM RECEIVING FACILITY WHEN THE SYSTEM WAS TRIPPED.
- ~ CONNECT THE P4 SPRINKLER PIPING TO THE WATER SUPPLY SO THAT THERE IS FULL SPRINKLER COVERAGE ON THAT LEVEL.
- ~ REPLACE ANY CORRODED SPRINKLERS.
- ~ ELIMINATE OBSTRUCTIONS TO SPRINKLER SPRAY PATTERNS AS MUCH AS POSSIBLE.

~WHILE IT IS OUTSIDE THE SCOPE OF THIS INSPECTION, IT MUST BE NOTED THAT THERE IS A SERIOUS DEFICIENCY WITH THE STANDPIPE FIRE DEPT CONNECTION AT THE NORTH END OF THE P1 PARKING GARAGE ENTRY. THIS CREATES A SITUATION WHERE THE STANDPIPE SYSTEM IS COMPLETELY INOPERABLE.

~ 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.