



## INVITATION TO QUOTE ADDENDUM TO THE CONTRACT

**Project Name: Fire Sprinkler Inspection, Testing & Repair for Juneau Facilities FY 14**

**Project Number: 2014-0222-2552**

<b>ADDENDUM # 2:</b>		
<b>CURRENT BID OPENING DATE:</b> May 9 <sup>th</sup> , 2014		2:00 P.M. Local time


<b>PREVIOUS</b>	May 7 <sup>th</sup> , 2014 at 2:00 PM
<b>BID</b>	

<b>ISSUED BY:</b> <b>Matt Moya</b>	<b>Physical Address:</b> Department of Administration Division of General Services 550 West 7th Avenue, Suite 1970 Anchorage, Alaska 99501	<b>Mailing Address:</b> Department of Administration Division of General Services 550 West 7th Avenue, Suite 1970 Anchorage, Alaska 99501
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<b>DATE ADDENDUM ISSUED:</b> May 6 <sup>th</sup> , 2014
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1. Recognize that the IFQ Opening Date and Time has been extended to Friday May 9<sup>th</sup>, 2014 at 2:00PM.
2. Recognize that the Exhibit "B" on the State's Online Public Notice Website has been updated so that the complete Exhibit "B" document is now available. The complete Exhibit "B" has also been attached to this addendum.

All other terms and condition shall remain the same.

  
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Matt Moya, Contracting Officer  
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Total number of pages contained within this Addendum: 44

# 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 in necessary.

**MAIN DRAIN TEST**OUTLET 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 CONDITION?**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 TEST**OUTLET 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 ☐ EXERCISED?  
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 ☐ EXERCISED?  
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 ☐ EXERCISED?  
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 ☐ EXERCISED?  
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 UNDATED?

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 2<sup>ND</sup> 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

## ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: **PUBLIC SAFETY BUILDING**

PHYSICAL ADDRESS: **450 WHITTIER ~ 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 25, 2013**

DATE OF PREVIOUS INSPECTION: **JUNE 7, 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? **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 TEST

OUTLET SIZE **2"** STATIC PRESSURE **110** RESIDUAL PRESSURE **90**

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



**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**

**ALARMS**

☒ **ALARM PANEL** ~ MAKE **SILENT KNIGHT** MODEL **5820XL** CODE **NA** ACCOUNT# **770162**  
~ ALARM-RECEIVING FACILITY: **GUARDINAN SECURITY** 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?  
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?  
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.

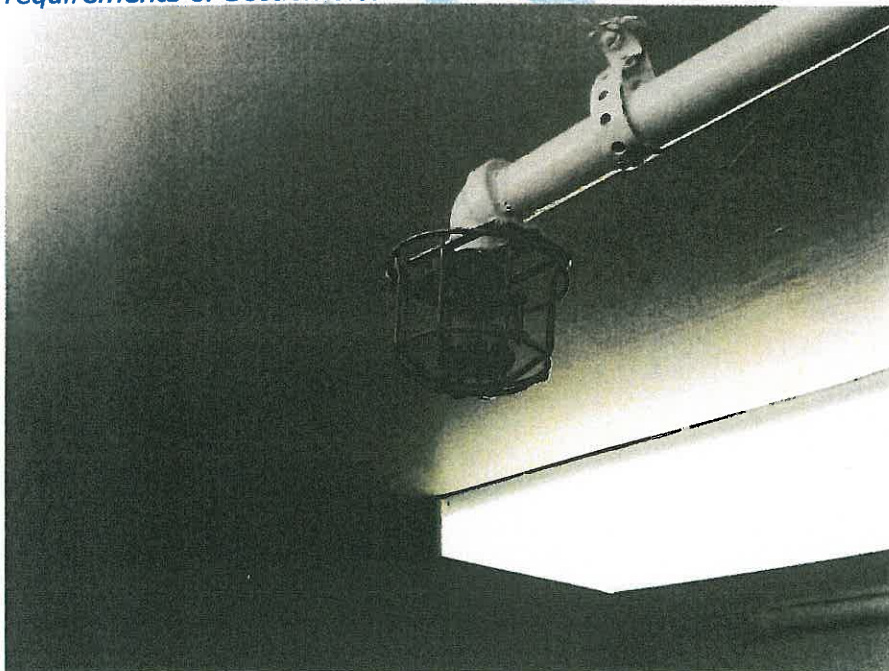
### SPRINKLERS

- 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?  
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? **ROOM 101 AND 202 SPRINKLERS APPEARS TO BE OVER 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? **OFF OF ROOM 101 THERE IS AN UPRIGHT SPRINKLER IN THE PENDANT POSITION.**

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



~ 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:

- ~ SPRINKLER NOT POSITIONED PROPERLY.
- ~ SPRINKLERS NOT PROPERLY SPACED.

**COMMENTS & RECOMMENDATIONS**

- ~ CORRECT THE ISSUE WITH THE UPRIGHT SPRINKLER HEAD IN THE PENDANT POSITION.
- ~ ADD OR REMOVE SPRINKLER HEADS FOR PROPER SPACING.

**SIGNATURES**

## ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: **COMMUNITY & REGIONAL AFFAIRS BUILDING**

PHYSICAL ADDRESS: **150 THIRD 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 25, 2013**

EMAIL: **gareth.jones@alaska.gov**

DATE OF PREVIOUS INSPECTION: **JUNE 12, 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? **THIS SPRINKLER SYSTEM ONLY PROTECTS THE EXTERIOR OF ONE SIDE OF THIS BUILDING. THERE IS NO SPRINKLER PROTECTION INSIDE THE BUILDING.**

**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?

### MAIN DRAIN TEST

- OUTLET SIZE **1"** STATIC PRESSURE **95** RESIDUAL PRESSURE **NA**
- YES ☒ NO ☐ NA ☐ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?



**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? **1**

SIZE **2"**

TYPE **BALL**

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? **1**

SIZE **2"**

TYPE **BALL**

SECURED **SEALED**

**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? **1**

SIZE **2"**

TYPE **BALL**

SECURED **SEALED**

**ALARMS**

☒ **ALARM PANEL** ~ MAKE **SIMPLEX** MODEL **4010** CODE **NA** ACCOUNT# **770132**  
~ ALARM-RECEIVING FACILITY: **GUARDIAN SECURITY** 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?  
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?

YES ☒ NO ☐ NA ☐ PIPE APPEARS TO BE PROPERLY BRACED?

YES ☐ NO ☐ NA ☒ INTERNAL INSPECTION CONDUCTED IN THE LAST 5 YEARS?

### 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 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? **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?

YES ☒ NO ☐ NA ☐ SPRINKLERS APPEAR TO BE FREE FROM OBSTRUCTIONS TO SPRAY PATTERNS?

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

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

### ANTIFREEZE SYSTEMS

SPECIFIC GRAVITY READING OF THE ANTIFREEZE SOLUTION? **IT APPEARS THAT THE TEMPERATURE READING ON THE REFRACTOMETER IS +17 DEGREES F.**

**NFPA 25 (2008) 5.3.4** The freezing point of solutions in antifreeze shall be tested annually by measuring the specific gravity with a hydrometer or refractometer and adjusting the solutions if necessary.

~ THE FIRE PROTECTION SYSTEM(S) INSPECTED HAVE BEEN ASSIGNED A STATUS LEVEL 2 PER ALASKA STATE STATUTES 13 AAC 50 (APPENDIX K). CRITICAL DEFICIENCIES WERE FOUND. REPAIRS ARE TO BE INITIATED WITHIN 14 DAYS. THIS STATUS LEVEL WAS ASSIGNED FOR THE FOLLOWING REASONS:  
~ EXTERIOR SPRINKLERS ARE SHOWING CORROSION.

**COMMENTS & RECOMMENDATIONS**

~ THE GLYCOL CONCENTRATION IS WEAK AND SHOULD BE ADJUSTED SO THAT THE FREEZE PROTECTION IS GREATER.  
~ REPLACE THE EXTERIOR SPRINKLERS THAT ARE SHOWING CORROSION AND THAT HAVE BEEN IN SERVICE LONGER THAN 5 YEARS.

DATE JUNE 25, 2013

## 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**

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 is 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.



## ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: **ARCHIVES & RECORDS BUILDING**  
PHYSICAL ADDRESS: **141 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 21, 2013**

EMAIL: **gareth.jones@alaska.gov**  
DATE OF PREVIOUS INSPECTION: **JUNE 7, 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? **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? **THE INTERIOR OF THE BUILDING IS FULLY PROTECTED BY SPRINKLERS, BUT THE RECORDS STORAGE AREA HAS THE SPRINKLERS VALVED OFF AND IS PROTECTED BY A HALON SUPPRESSION SYSTEM. THE EXTERIOR OF THE BUILDING BY THE LOADING DOCK HAS NO SPRINKLER PROTECTION.**

**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 TEST**OUTLET SIZE **2"**STATIC PRESSURE **105**RESIDUAL PRESSURE **80**YES ☐ NO ☐ NA ☒ ARE RESULTS SIMILAR TO PREVIOUS TESTS (WITHIN 10% OF THE HISTORICAL RECORD)?**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 **6"**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 **6"**TYPE **BUTTERFLY**SECURED **SUPERVISED****ALARMS**☒ **ALARM PANEL** ~ MAKE **SILENT KNIGHT** MODEL **5808** CODE **NA** ACCOUNT# **770131**~ ALARM-RECEIVING FACILITY: **GUARDIAN SECURITY** 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?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?**CDJ 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?  
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?  
YES ☒ NO ☐ NA ☐ SPRINKLERS APPEAR TO BE PROPERLY POSITIONED?

~ THE FIRE PROTECTION SYSTEM(S) INSPECTED HAVE BEEN ASSIGNED A STATUS LEVEL 4 PER ALASKA STATE STATUTES **13 AAC 50 (APPENDIX K)**. THIS STATUS LEVEL WAS ASSIGNED FOR THE FOLLOWING REASONS:  
**NO DEFICIENCIES WERE FOUND.**

**COMMENTS & RECOMMENDATIONS**

## ANNUAL FIRE SPRINKLER INSPECTION, TESTING AND MAINTENANCE REPORT

PROPERTY NAME: **DIMOND COURTHOUSE**

PHYSICAL ADDRESS: **123 4<sup>TH</sup> 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 7<sup>TH</sup> 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 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)? **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) 1<sup>ST</sup> 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) 2<sup>ND</sup> 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) 3<sup>RD</sup> 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) 4<sup>TH</sup> 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<sup>TH</sup> 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) 6<sup>TH</sup> 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<sup>TH</sup> 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 1<sup>ST</sup> 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 & 7<sup>TH</sup> 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 & 7<sup>TH</sup> 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.

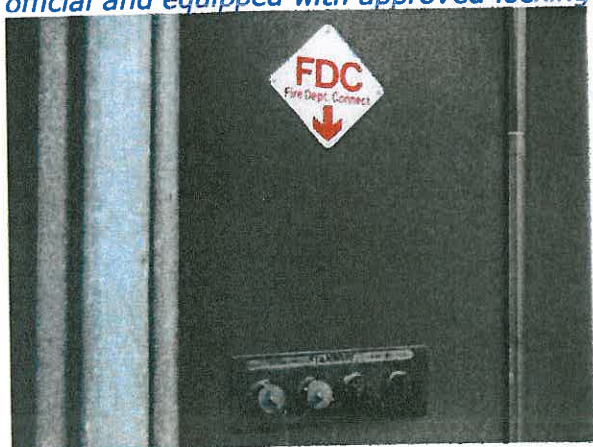
### FIRE DEPARTMENT CONNECTION

- 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?

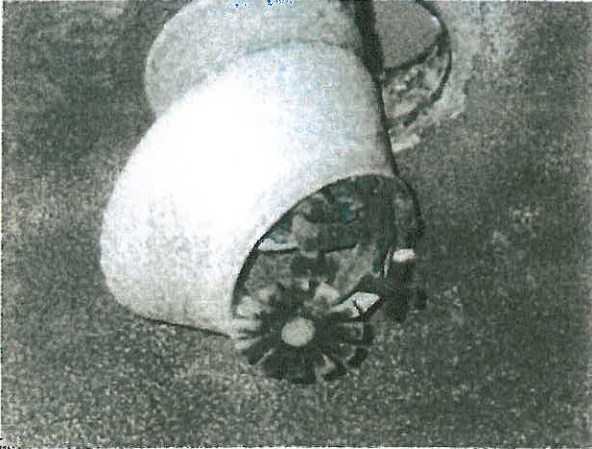
YES ☐ NO ☐ NA ☒ SPRINKLERS DO NOT APPEAR TO BE SUBJECT TO RECALL?

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? **2<sup>ND</sup> FLOOR IN COURTROOM IT APPEARS TO HAVE SPRINKLER HEADS NOT PROPERLY SPACED. 4<sup>TH</sup> FLOOR ROOM 450 APPEARS TO HAVE SPRINKLERS NOT PROPERLY SPACED. 5<sup>TH</sup> FLOOR IT APPEARS IN SEVERAL AREAS THAT THE SPRINKLER HEADS ARE NOT PROPERLY SPACED. 6<sup>TH</sup> 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 INFORMATION**MANUFACTURER **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

**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 HYDRA TEST LOG								
VOLTS	LEAD #1	LEAD #2	LEAD #3		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 CONDITION**YES ☒ 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 3<sup>RD</sup> 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.

## 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: **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?  
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? **THIS BUILDING IS ONLY PARTIALLY 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 TEST**OUTLET 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 7<sup>TH</sup> 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 CONDITON?**DRY VALVE TRIP TEST 7<sup>TH</sup> 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 7<sup>TH</sup> 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 7<sup>TH</sup> 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\*\*\***

**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 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\*\*\***

**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 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 ☐ EXCERSIZED?

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 ☐ EXCERSIZED?

NUMBER OF TURNS? **26**

SIZE **8"**

TYPE **OS-Y**

SECURED **LOCKED**

**CONTROL VALVES (DRY SYSTEM CONTROL 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? **9**

SIZE **6"**

TYPE **BUTTERFLY**

SECURED **LOCKED**

**CONTROL VALVES (WET SYSTEM CONTROL 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? **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?

## CNJ 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 7<sup>TH</sup> 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 7<sup>TH</sup> 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.