Automatic Sprinkler System Inspection Checklist

<https://www.frontierfireprotection.com/fire-sprinkler-inspection-checklist/>

Frontier Fire

Quarterly Inspection Checklist:

[ ] Valves:

Easily accessible

In good condition, no physical damage

Positioned in a normal open or closed state

Sealed, locked, or supervised correctly

No external or internal leaks

No leaks from the retarding chamber or alarm drain

Properly labeled

[ ] Wet System Gauges:

In good condition, no physical damage

Normal water supply pressure is properly maintained

\*Should be inspected monthly as well

[ ] Dry System Gauges:

In good condition, no physical damage

Normal water supply pressure is properly maintained

\*Gauges on low air or nitrogen pressure alarms must be inspected monthly

[ ] Waterflow and Supervisory Alarm:

In good condition, no physical damage

Waterflow alarm is properly functioning

[ ] Hydraulic Sprinkler System

Ensure hydraulic nameplate is attached and visible

[ ] Fire Department Connections

Ensure connections are visible with no damage

Ensure gaskets and valves aren’t leaking or broken

[ ] Pressure-Reducing Valves & Relief Valves:

In good condition, no physical damage

No leaks

Hand-wheels are installed and not broken

In an open position

Maintains downstream pressure in accordance with design

Annual Inspection Checklist:

[ ] Quarterly Checklist:

Include everything from the quarterly inspection checklist

[ ] Sprinkler Heads:

Check all sprinkler heads

Check pipes and fittings on the floor level

Ensure there are spare sprinkler heads

Ensure there are tools onsite for sprinkler head replacement

[ ] Dry Pipe Valves:

Inspect the interior while resetting the device, if applicable

[ ] Main Drain Waterflow:

Test main drain waterflow

Check for changes in the water supply piping condition

Fireline

<https://www.fireline.com/blog/the-sprinkler-system-inspection-checklist/>

Monthly Inspections

The first thing you should do during a monthly inspection is to inspection the valves. These valves should be in the following condition:

* In their normal open or closed position
* Properly sealed, locked, or supervised
* Accessible
* Free from external leaks
* Not damaged
* Labeled appropriately.

The next thing to inspect is the gauges. For a wet system, you should make sure all of your gauges are in good condition and that the normal water supply pressure is being maintained. For a dry system, there are several things you should check including:

* The gauge on the supply side of the dry pipe valve for an indication of a normal supply water pressure
* The gauge on the quick-opening device to see if the same pressure is shown as on the dry pipe valve
* The gauges on systems with low air or nitrogen pressure alarms.

Doing a monthly visual inspection will allow you to monitor your system and to call for help if something is not right with your system.

Quarterly Inspections

Your quarterly inspections should include all of the monthly inspection tasks as well as the following:

* Inspection of the water flow alarm and supervisory alarm devices for physical damage
* Test the water flow alarm by opening the test connection on a wet pipe system and the bypass connection on a dry pipe system.
* If your sprinkler system is hydraulic, inspect the hydraulic nameplate to make sure it is attached and visible.
* Make sure your fire department connections are visible and undamaged.
* Make sure the gaskets and valves of the fire department connections are not leaking or damaged.
* Inspect the pressure reducing valves and relief valves.

This inspection is more involved than the monthly inspection and should be done once every three months.

Annual Inspections

Your annual inspection will need to be completed by a professional inspection company in order for it to be valid. It should include all of the monthly and quarterly inspection items as well as the following:

* Inspection of all sprinkler heads, including the piping and fittings
* Inspection of the interior dry pipe valves
* Conduct a main drain water flow test to determine if there has been a change in the conditions of the water supplied through the backflow preventer or pressure reducing valve.

These inspections are a vital part of keeping your business safe from sprinkler system malfunctions and to keeping your building up to code. For more information on [Fireline’s Sprinkler System Inspections](http://www.fireline.com/inspection-testing), [call us](http://www.fireline.com/contact-us) today!