



**Annual**

**INSPECTION/TESTING OF PRE-ACTION FIRE SPRINKLER SYSTEM  
W/O DETECTION**

The State Fire Code requires you to inspect, test, and maintain fire protection systems in an operative condition. All inspection, testing and maintenance records are required to be kept on file at the premises. Any questions concerning regulatory requirements for fire protection systems should be directed to your municipal code enforcement authority. W & M Sprinkler will notify you in writing of any condition or deficiency discovered requiring correction or repair. Any authorized repair/maintenance work will be performed either as quoted or on a time and material basis.

**SCOPE OF WORK**

- (Annually) Attempt to visually inspect all known portions of system for exterior condition of sprinklers, piping, hangers, valves, gauges, fire department connection from floor level only.
- (Annually) Operate all known control valves, lubricate stems (if necessary), and seal valves in proper position.
- (Annually) Attempt to visually verify proper sprinkler orientation, temperature rating, and obvious obstruction from floor level only.
- (Annually) Verify appropriate quantities and types of sprinkler heads and wrenches in cabinet.
- (Annually) Verify operation of water flow alarm to building Fire Alarm Panel and remote monitoring facility (if equipped).
- (Annually) Verify operation of low air alarm equipped with test valve to building Fire Alarm Panel and remote monitoring facility (if equipped).
- (Annually) Test quick opening device (if equipped).
- (Annually) Perform main drain flow test and record static and residual pressures (weather permitting).
- (Annually) Verify operation of valve supervisory switches to building Fire Alarm Panel and remote monitoring facility (if equipped).
- (Annually) Check priming water level and adjust if necessary.
- (Annually) Check system and air maintenance device air pressures (if equipped).
- (Annually) Test air compressor (if equipped) for proper operation, condition and automatic sequencing. Check oil level and belt condition. Drain condensation from the air reservoir, check position and condition of air supply valves, inspect air supply line and check valve for proper operation.
- (Annually) Perform full flow trip test (where possible) by manual pull only, check the interior condition of the valve, clapper, latching devices, and facings at the time the face plate is off for the valve to be reset.
- (Annually) Drain and blow out all known low point drains.
- (Annually) Affix inspection tags, date, and initial.
- Furnish completed inspection/test forms.

**Excluded Work:**

- Verification of releasing system including releasing panel and components, system initiating devices, sensitivity testing, and notification devices to releasing panel, to Fire Alarm Panel, and remote monitoring facility.
- Any and all NFPA, State, and Local requirements in excess of above stated.

