

Report of Inspection/Test

Annual Sprinkler

July 21, 2015

Property

540 Congress St/Reny's Bldg.

540 Congress St.
Portland, ME 04102

Eastern Fire Services, Inc.
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Auburn, ME 04211-1582
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Contractor License# 259
Conducted by: Barry Keisman



Inspection Ref: 1-03946-Q

Print Date: 7/30/2015

Signatures

Inspector - Printed Barry Keisman	Inspector - Signature	Date Completed	I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted.
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Owner's Representative - Print Mark Foster	Owner's Representative - Signature	Date Completed	Except as noted, the building is occupied with the same occupancy classification and hazard of contents as last inspection. Also, the system has remained in service without modification and been free of actuation of devices or alarms.
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Witness - Printed x	Witness - Signature	Date Completed	I certify that I witnessed the inspection and test of the life safety system and all valves have been left in the open position.
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Fire Inspector - Printed x	Fire Inspector - Signature	Date Completed	I certify that I witnessed the inspection and test of the life safety system at the above premises
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System Off	08:05	Monitoring Company	Monitoring Company Operator	Alarm Panel/Code
System On	09:30		centra	Siemens 19601099

Equipment Summary

Description	Site		Inspected		Unable to Inspect		Serviced Repaired		Failed	
	Qty		Qty	%	Qty	%	Qty	%	Qty	%
Sprinkler Flow Test										
Main drain	2		2	100.0%	0	0.0%	0	0.0%	0	0.0%
Sprinkler Valve										
Control	2		2	100.0%	0	0.0%	0	0.0%	0	0.0%

Water Based System Inspection

Yes	Gauges on wet pipe system in good condition and showing normal water supply pressure?	NA	Is the water motor gong operating properly (if present)
Yes	Alarm devices free from physical damage?	Yes	water motor gong has been disconnected Hydraulic nameplate, if provided, securely attached to riser and legible?
Yes	Valve supervisory switches indicate movement?		

Fire Department Connection NO FDC

NA	Visible and accessible?	NA	Couplings and swivels not damaged and rotate smoothly?
NA	Plugs or caps in place and undamaged?	NA	Gaskets in place and in good condition?
NA	Identification sign(s) in place?	NA	Check valve is not leaking?
NA	Automatic drain valve in place and operating properly?	NA	Interior free of obstructions (if caps are not in place) ?

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Fire Department Connection NO FDC

NA Valve clapper operational over its full range (if caps are not in place) ?

Pipe

Yes	In good condition ?	Yes	Free of mechanical damage and not leaking ?
Yes	No external corrosion ?	Yes	Properly aligned ?
Yes	No external loads ?	Yes	Visible pipe hangers and seismic braces not damaged or loose ?
No	Was an obstruction investigation conducted and the system flushed ?		

internal obstruction investigations are due

Sprinklers

Yes	Extra high, very extra high and ultra high temperature sprinklers tested ?	Yes	Are sprinklers spaced properly to protect hazard ?
Yes	Proper number and type of spare sprinklers?	Yes	Free of corrosion?
Yes	Free of obstructions to spray patterns?	Yes	Free of foreign materials including paint?
Yes	Free of physical damage?	Yes	Are all sprinklers in service dated 1920 or later?
Yes	Fast Response sprinklers in service for less than 20 years? If "no" test sample now and every 10 years.	No	Standard sprinklers less than 50 years old ? If no test sample now and every 10 years.
Yes	If sprinklers have been replaced, were they proper replacements?		there are 50+ year old heads in building.basement/2nd floor

Flow Test

System	Connection Flowed	Outlet Size	Pressure (psi)			Time To Restore	Results comparable to prior test
			Static	Resid	Static		
Wet System 1 Free Street	Main drain	2	72	68	72	0	Yes
Wet System 2 Congress	Main drain	2	72	68	72	0	Yes

Valve Inspection List

Location / Description	Valve Type	Size	Secured	Seal	Inspection				Maint.			Test		
					Leakage	Open	Accessible	Signs	Exercised	# of Turns	Lubricated	Tamper	Alarm	Time to Alarm
Wet System 1	Control	6"	supervised	supervised	Ok	Ok	Ok	Ok	Ok	13	Ok	Ok	Ok	63
Wet System 2	Control	6"	supervised	supervised	Ok	Ok	Ok	Ok	Ok	18	Ok	Ok	Ok	26

Ok - Passes Inspection S - Serviced on site X - Requires Service NA - Not Applicable

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Deficiency / Recommendations Summary

These items were deficient and do not meet the requirements of the applicable code at the time of the inspection. Items marked *Recommendation* are not required by the applicable code but are opportunities to improve the Life Safety of the property.

Water Based System Inspection

Inspection

NA Is the water motor gong operating properly (if present)
water motor gong has been disconnected

Pipe

Inspection

No Was an obstruction investigation conducted and the system flushed ?
internal obstruction investigations are due

Sprinklers

Inspection

No Standard sprinklers less than 50 years old ? If no test sample now and every 10 years.
there are 50+ year old heads in building.basement/2nd floor

NFPA-25-2002 5.3.1.1.1.4 *Where sprinklers have been in service for 50 years, they shall be replaced or representative samples from one or more sample areas shall be submitted to a recognized testing laboratory acceptable to the authority having jurisdiction for field service testing. Test procedures shall be repeated at 10-year intervals.*