

Sprinkler System Inspection

Sprinkler Systems Inspection Co.

A Division of Sprinkler Systems, Inc.

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Inspector: Tom Zielinski, Inspector #711

Inspection Date: 2/24/2015

Inspection conducted at:

482 Congress St. & 120 Center Street

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Portland ME

*Inspection performed in accordance with
NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection
Systems, 2011 edition. Individual code references shown in () for this standard.
2013 Environment of Care; Elements of Performance for EC.02.03.05 in [].*

Administrative Information

Inspection Location	Customer
482 Congress St. & 120 Center Street - 371-001	Boulos Property Management - 371
482 Congress St. & 120 Center Street	One Canal Plaza 5th Floor
Portland ME	Portland Maine 04101
Phone:	Phone: 756-9828
Contact:	Email:

Temperature: CUSTOMER shall ensure all areas of the building containing water-filled sprinkler pipe or components shall be maintained at a minimum of 40 deg F. COMPANY is not responsible for assessing or maintaining building conditions including, but not limited to, the heating, cooling, insulation and conditioning of spaces in which water-filled piping is located. Conditions of temperature are outside the scope of this inspection.

Building Owner/Representative

Building currently occupied?	Yes	All fire protection systems in service? (4.5.4)	Yes
Building occupancy, hazard, water supply or building arrangement affecting system effectiveness remained the same since last inspection? (4.1.6.1)			Yes
Areas containing water-filled piping used for fire sprinkler systems, maintain a minimum temperature of 40 ⁰ F, and are not exposed to freezing conditions. (4.1.1.1)			Yes
Owner/Representative signature			

Summary List of Fire Protection Systems

System	Total	System	Total
Antifreeze System	0	StandPipe System	0
Dry System	0	Fire Pump	0
Wet System	2	Foam System	0
Deluge System	0	Hydrants	0
Preaction System	0	Water Tank	0

The following is a summary of the Wet Sprinkler System(s) Inspection/Testing results. This is a summary of all **yes/no** answers and other testing values. Specific questions for system(s) asked during inspection are shown below. If there are any **no** answers, they are noted in summary and explained in the Deficiency section of this report.

Wet Sprinkler System

Wet System Equipment Summary

	Total	Tested	Failed		Total	Tested	Failed
Alarm Valve	2	2	2	Wet Riser, with check valve	0	0	0
Wet Riser, no check valve	0	0	0	Antifreeze System	0	0	0

System Location

Area	Location	Mfr	Model
Riser1	Basement	General Fire-1916-5"	A
Riser2	Basement	General Fire-1916-5"	A

Wet Sprinkler System

Heads free of corrosion, foreign material, paint or damage, no signs of leakage and heads installed in proper orientation? (5.2.1.1.1)
Minimum clearance maintained below all sprinklers? (5.2.1.2)
of replacement sprinkler heads per # installed in the head box comply: 6 per 1-300: 12 per 301 to 1,000: 24 per > 1,000? (5.4.1.5)
Sprinkler head wrench for each type head provided in head box? (5.4.1.6)
System piping free of mechanical damage, leaks, corrosion, misalignment, or other loads or pipe hung from system? (5.2.2.1 and 5.2.2.2)
Pipe hangers and seismic braces secure and undamaged? (5.2.3.1)
Sprinklers in building are manufactured after 1920? (5.3.1.1.1.1)
Sprinklers in building are less than 50 years old, or if older has sprinkler sample been tested? (5.3.1.1.1)
If fast response sprinklers in building are 20 years old or older has sprinkler sample been tested? (5.3.1.1.1.3)
If dry sprinklers are installed in building, and have been in service for 10 years, has sprinkler sample been tested? (5.3.1.1.1.6) Date tested, if applicable. ----

Alarm Valve

Water pressure gauges operating properly? (13.4.1.1)
Exterior of valve in good condition all trim valves in normal position, valve seat not leaking and any electrical parts in service? (13.4.1.1)
System control valve have proper signs, is accessible and free of leaks, has appropriate wrench and properly secured? (13.3.2.2)
Retard chamber and alarm drains free from leakage? (13.4.1.1)
Hydraulic nameplate, if applicable, securely attached to sprinkler system and is legible? (5.2.6)
Is there adequate drainage available? (13.2.4)
Internal inspection - all components operate properly and move freely, valve cleaned and in good condition? (13.4.2.1)
Internally inspect valve strainers, filters, and restriction orifices; free from obstructions, operating properly and in good condition? (13.4.1.2)
Gauges on valve, when compared to calibrated gauge, is error less than 3% full or gauge has been recalibrated or replaced? (5.3.2)

Wet System - Main Drain Test

[EP9]

Area/Location	Initial Static (13.2.5)	Residual (13.2.5)	Static (13.2.5)	Seconds to return initial static (A.13.2.5)	Compare favorably to last inspection (13.2.5.2)
Riser1 Basement	80	70	85	2	Yes
Riser2 Basement	80	70	90	2	Yes

Valves

Control Valves

Valve Type	Area/Location	Size	Signs/ Accessible (13.3.2.2)	Condition (13.3.2.2)	Normal Position (13.3.2.2)	Secured (13.3.2.2)	Exercised (13.3.3.1)	Seal
Locked/Tamper OS and Y	Riser1 Basement	5"	Yes	Yes	Yes	Yes	Yes	49527
Locked/Tamper OS and Y	Riser2 Basement	5"	Yes	Yes	Yes	Yes	Yes	49530

Supervisory and Alarm

Supervisory and Alarm Device Summary

	Total	Tested	Failed		Total	Tested	Failed
Air Pressure Alarm Device	0	0	0	High/Low Air Pressure Switch	0	0	0
Electric Bell	0	0	0	Low Air Pressure Switch	0	0	0
Horn/Strobe	0	0	0	Water Motor Alarm	0	0	0
Fire Pump Phase Reversal	0	0	0	Water Pressure Switch	1	1	0
Fire Pump Power	0	0	0	Tamper Switch	2	2	0
Fire Pump Running	0	0	0	Waterflow Alarm Switch	1	1	0
Fire Pump Supervision	0	0	0				

Supervisory and Alarm Devices

[EP1 and EP2]

Device	Area	Location	Mfr/Model	Visual	Operational
Tamper Switch	Riser1	Basement	Potter OSYSU-2	Yes	---
Waterflow Alarm Switch	Riser1	Basement	Potter VSR-F 5"	Yes	Yes 30
Tamper Switch	Riser2	Basement	Potter OSYSU-2	Yes	---
Water Pressure Switch	Riser2	Basement	Potter PS10-1	Yes	Yes

Code references for Supervisory and Alarm Devices

Electric Bell 5.3.3.1	Tamper Switch 5.2.5 (visual) 13.3.3.5. (op)	Water Motor Alarm 5.3.3.3	Waterflow Alarm Switch 5.3.3.1
Fire Pump Supervisory 8.3.3.5	Air Pressure Switch 13.4.4.2.6 (dry); 13.4.3.2.13 (preaction/deluge)	Horn/Strobe 5.3.3.1	

The following is a summary of the Miscellaneous Component(s) Inspection/Testing results. This is a summary of all **yes/no** answers and other testing values. Specific questions for system(s) asked during inspection are shown below. If there are any **no** answers, they are noted in summary and explained in the Deficiency section of this report.

Other Components

Miscellaneous Equipment Summary

	Total	Tested	Failed		Total	Tested	Failed
Backflow Device	0	0	0	Ice Obstruction	0	0	0
Fire Department Connection	1	1	0	Obstruction Investigation	1	1	1
Gauge	0	0	0				

Fire Department Connection

[EP10]

Area/Location	Visible and accessible, without damage and signs in place? (13.7.1)	Couplings and swivels free of damage and rotate smoothly? (13.7.1)	Caps, plugs and gaskets in place and free from damage? (13.7.1)	Check valve clapper w/o leaks, automatic drain valve in place and operating properly? (13.7.1)	Check valve components operate properly, cleaned/repaired as needed? (13.4.2.1)
Both risers Front Congress St. Side	Yes	Yes	Yes	Yes	

Internal Pipe Exam

Internal pipe exam - System free of evidence of foreign organic and inorganic material needing to be removed by checking flushing connection end of one main and removing one sprinkler near end of branch line? (14.2.1)

Area	Location	Date Last Internal Inspection
Both risers		n/a

Deficiencies

**PAR response indicates "Pass After Repair". Technician notes a deficiency of a device, and repairs the deficiency during inspection.*

Alarm Valve Riser1 Basement General Fire-1916-5" A

Internal inspection - all components operate properly and move freely, valve cleaned and in good condition? (13.4.2.1)

Answer: No Five year services are not included in contract inspection. Should you desire to have this service performed, please call for an estimate.

Alarm Valve Riser1 Basement General Fire-1916-5" A

Internally inspect valve strainers, filters, and restriction orifices; free from obstructions, operating properly, and in good condition? (13.4.1.2)

Answer: No Five year services are not included in contract inspection. Should you desire to have this service performed, please call for an estimate.

Alarm Valve Riser2 Basement General Fire-1916-5" A

Internal inspection - all components operate properly and move freely, valve cleaned and in good condition? (13.4.2.1)

Answer: No Five year services are not included in contract inspection. Should you desire to have this service performed, please call for an estimate.

Alarm Valve Riser2 Basement General Fire-1916-5" A

Internally inspect valve strainers, filters, and restriction orifices; free from obstructions, operating properly, and in good condition? (13.4.1.2)

Answer: No Five year services are not included in contract inspection. Should you desire to have this service performed, please call for an estimate.

Internal Pipe Exam Both risers

Internal pipe exam - System free of evidence of foreign organic and inorganic material needing to be removed by checking flushing connection end of one main and removing one sprinkler near end of branch line? (14.2.1)

Answer: No Five year services are not included in contract inspection. Should you desire to have this service performed, please call for an estimate.

Wet System Inspection

Sprinkler heads appear free of corrosion, foreign material, paint or damage, no signs of leakage and heads/deflectors installed in proper orientation? (5.2.1.1.)

Answer: No painted sprinklers top 2 floors in stairwell

Additional Comments

Painted model g pendants top two floors of stair well

Observations

Items listed below are not part of an NFPA 25 Inspection. The inspection of these items does not constitute a design review or engineering analysis of your system. These items were noticed during an inspection of your fire protection system performed in accordance with NFPA 25 but are not part of the NFPA 25 inspection. No guarantee or assurance that any or all design or engineering defects or deficiencies have been detected has been made.

systems monitored by an alarm company

Liability Release Statement:

The owner and/or designated representative acknowledges the responsibility of the operating condition of the component parts at the time of this inspection. It is agreed that the inspection service provided by the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is further understood that all information contained herein is provided to the best of the knowledge of the party providing such information.

Customer
Signature _____

2/24/2015

Technician
Signature _____

2/24/2015

Customer Joe

Technician Tom Zielinski, Inspector #711

