

Report of Inspection/Test

Quarterly Sprinkler

December 21, 2015

Property

2 Portland Square

2 Portland Square
Portland, ME 04101

Ted Wright
(207)874-6000

DEAN & ALLYN, INC.

FIRE PROTECTION • SPECIAL HAZARD


116 LEWISTON ROAD, GRAY, ME 04039-7524
207-657-5646 • 1-888-775-5646

Conducted by: Jason Grant

Inspection Ref: 26032

Print Date: 12/29/2015

Signatures

Inspector - Printed Jason Grant	Inspector - Signature 	Date Completed 12/21/15	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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System Off	0830	Monitoring Company	Monitoring Company Operator	Alarm Panel/Code
System On	0930		PFD	Notifier -

Equipment Summary

Description	Site		Inspected			Unable to Inspect		Serviced Repaired		Failed	
	Qty		Qty	%	Qty	%	Qty	%	Qty	%	
Sprinkler Valve											
Dry	1		1	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?	Yes	Alarm devices free from physical damage and operating properly?
Yes	Hydraulic nameplate, if provided, securely attached to riser and legible?	Yes	Valve supervisory switches indicate movement?

Fire Department Connection

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

Dry Pipe Valve Inspection without QOD Dry Sprinkler

Yes	Enclosures around dry-pipe, preaction or deluge valves maintaining a minimum of 40° F?	Yes	Gauges on dry, preaction and deluge systems in good condition and showing normal air and water pressure?
Yes	Free from physical damage?	Yes	Trim valves in appropriate (open or closed) position?
Yes	No leakage from intermediate chamber?	Yes	Priming water level correct?
Yes	Low air pressure signal passed test?		

Cold Weather Check without QOD Dry Sprinkler

Yes	Adequate heat in areas with wet piping?	NA	Low temperature alarms in dry pipe, preaction and deluge valve enclosures functioning?
NA	Interior of pipe in preaction and dry pipe systems which passes through freezers free of ice blockage?	Yes	AUX Drains drained in dry pipe, preaction and deluge systems prior to the onset of freezing weather?

Flow Test

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Flow Test

System	Connection Flowed	Outlet Size	Pressure (psi)			Results comparable to prior test
			Static	Resid	Static	
Building wet system						
Wet System	Main drain	2	160	150	160	Yes
Parking garage						
4" Parking Garage Dry system	Main drain	2	160	150	160	Yes

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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.

Inspector's Recommendations

Recommendations

None

The inspector recommends the following system changes/improvements, however, these suggestions are not the result of an engineering survey.

08/05/15

3/12/15 Note:1/8/15 Note:5/6/14 Note:low air pressure switch should be replaced

165 / N/F wet and dry