

Inspection Report



Freedom Fire Protection, Inc.

30 Years of Fire Protection Experience
269 Quaker Ridge Road Phone 207-627-4109
Casco, Maine 04015 Toll Free 800-449-0358
Fax 207-627-7340

No. 4 of 4

Please Print Contact Name: NADIA OR DAN BLAKE (BPM)774-1400 Fire Dept. Copy Sent To: N/A

REPORT AND INVOICE

REPORT TO BELLPORT PROPERTY MANAGEMENT BUILDING OR LOCATION 1251 CONGRESS STREET
STREET 536 WASHINGTON AV. TECHNICIAN CHRIS HOTHAM IFS#1024
CITY & STATE PORTLAND, MAINE 04103 DATE 10-21-16 (REF WO#17753)

Technician Section

- A. Explain any occupancy hazard changes since the previous inspection N/A
B. Describe fire protection modifications since last inspection N/A
C. Describe any fires since last inspection N/A
D. When was the system piping last checked for stoppage, corrosion or foreign material? Date UNKNOWN Within 5 Years NO
E. When was the system last checked for proper pitch? Date Unknown X
F. When was the last time the pressure gauges were replaced or recalibrated? Date 10/2016 Within 5 Years YES

Inspectors Section (all responses reference current inspection)

1. GENERAL

- a. Is the building occupied? X
b. Are all the systems in service? X
c. Is there a minimum of 18 in. (457 mm) clearance between the top of the storage and the sprinkler deflector? X
d. In areas protected by wet system, does the building appear to be properly heated in all areas, including blind attics and perimeter areas, where accessible? Do all exterior openings appear to be protected against freezing? X
e. Does the hand hose on the sprinkler system appear to be satisfactory? X

2. CONTROL VALVES (See item 14)

- a. Are all sprinkler system control valves and all other valves in the appropriate open or closed position? X
b. Are all the control valves in the open position locked, sealed or equipped with a tamper switch? X

3. WATER SUPPLIES (See item 15)

- a. Was a water flow test of main drain made at the sprinkler riser? X

4. TANKS, PUMPS, FIRE DEPARTMENT CONNECTIONS

- a. Are fire pumps, gravity tanks, reservoirs and pressure tanks in good condition and properly maintained? X
b. Are fire department connections in satisfactory condition, couplings free, caps in place, and check valves tight? Are they accessible and visible? X

5. WET SYSTEMS

- a. Are cold weather valves (O.S. & Y.) in the appropriate open or closed position? X
b. Have antifreeze system solutions been tested? X
c. Were the antifreeze test results satisfactory? A. % Antifreeze: B. % Water C. Freezing Point X

6. DRY SYSTEMS (See items 10 to 14)

- a. Is the dry valve in service? X
b. Are the air pressure and priming water level in accordance with the manufacturer's instructions? X
c. Has the operation of the air or nitrogen supply been tested? Is it in service? X
d. Were low points drained during the inspection? X
e. Did quick-opening devices operate satisfactorily? X
f. Did the dry valve trip properly during the trip pressure test? X
g. Are dry valves adequately protected from freezing? X
h. Did the heating equipment in the dry-pipe valve room operate at the time of inspection? X

7. SPECIAL SYSTEMS

- a. Did the deluge or pre-action valves operate properly during testing? X
b. Did the heat-responsive devices operate properly during testing? X
c. Did the supervisory devices operate during test? X

8. ALARMS

- a. Did water motor gong test satisfactorily? X
b. Did electric water flow alarm test satisfactorily? X
c. Did supervisory alarm test satisfactorily? YES PROTECTION PRO Monitoring Company YES Premises YES X

9. SPRINKLERS

- a. Are all sprinklers free from corrosion, loading or obstruction to spray deluge? X
b. Are all sprinklers less than 50 years old, thus not requiring sample testing? X
c. Is stock of spare sprinklers available? X
d. Does the exterior condition of sprinkler system appear to be satisfactory? X
e. Temperature. Are sprinklers of proper temperature ratings for their locations? X

*Explain "No" Answers on Page 2 ‡Not applicable

This is set 1 of 2 Inspection report Forms. Your inspection is not complete unless both Set 1 and 2 are filled out.

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Please Print Contact Name: NADIA OR DAN BLAKE (BPM) Building or Location: 1251 CONGRESS ST. Date: 10-21-16

Wet Systems	No: 1	Make and Model: <u>POTTER WATER FLOW DEVICE w/ 2" AMES 2000B BACKFLOW PREVENTER</u>
Dry Systems	No:	Make and Model:
Special Systems	No:	Type:

- 10. Date dry pipe valve trip tested (control valve partially open) N/A 1x _____ 1yr _____ (See Trip Test Report)
- 11. Date dry pipe valve trip tested (control valve fully open) N/A 1x _____ 2yr _____ (See Trip Test Report)
- 12. Date quick opening device tested N/A (See Trip Test Report)
- 13. Date deluge or preaction valve tested N/A (See Trip Test Report)
- 14. Date Fire pump test N/A Date: _____ (See Fire Pump Test Report)

15. Control Valve Maintenance Table

Control Valves	Number	Type	Open	Secured	Closed	Signs	Explain Abnormal Condition
City Connection Control Valve							
Tank Control Valve							
Pump Control Valve							
Sectional Control Valve							
System Control Valve	<u>2</u>	<u>BALL</u>	<u>YES</u>	<u>YES</u>			
Other Control Valve							

WATER FLOW TEST

Water Pressure? YES City 96 PSI Tank _____ PSI Fire Pump _____ PSI Jockey Pump _____ PSI
 Water flow test? YES (If none made, Why?)

Test Pipe Located	Size Test Pipe	Pressure Before	Flow Pressure	Pressure After	Stand Fill Located	Location
<u>MAIN DRAIN</u>	<u>1"</u>	<u>96</u>	<u>85</u>	<u>96</u>		

16. Test Results

Wet System

Alarm Yes No 25 SEC Time
 Tamper Yes No 2 Number

Dry System

Alarm Yes No _____ Time
 Tamper Yes No _____ Number
 Air Pressure _____ psi
 Low Air Alert Yes No _____ psi
 Compressor On _____ psi
 Compressor Off _____ psi

Trip Test

Control Valve Partially Open Fully Open
 Air Pressure at start _____ psi
 Water/Pressure at start _____ psi
 Air pressure at Valve Tripe Point _____ psi
 Time at Valve Trip Point _____
 Time of water to Inspector Test Point _____

17. Explain any "No" answers and comments:

18. Technician adjustments or corrections made during this inspection:

19. Recommended adjustment and corrections:

20. The following desirable improvements are recommended:
