

**Inspection, Testing, and Maintenance Fire Sprinkler System
NFPA 25, Chapter 5 as amended by CCR, Title 19**

Date of Inspection, Testing, Maintenance: _____ Property Information: Name: _____ Address: _____ _____ City: _____	System Riser ID: _____ Type of System: <input type="checkbox"/> Wet Pipe <input type="checkbox"/> Dry Pipe <input type="checkbox"/> Preaction <input type="checkbox"/> Deluge
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Main Drain Test Results: Initial Static Pressure: _____ (psi) Residual Pressure: _____ (psi) Restored Static Pressure: _____ (psi)	Abbreviation Key: I = Inspection T = Test M = Maintenance A-O = After Operation MI = Per Manufacturer's Instructions
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Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
1.1	I	Daily Weekly	Preaction/Deluge Valves – Enclosure temperature	12.4.3.1			
1.2	I	Daily Weekly	Dry Pipe Valves – Enclosure temperature	12.4.4.1.1			
1.3	I	Quarterly	Gauges (Dry, Preaction, Deluge Systems)	5.2.4.2 5.2.4.3			
1.4	I	Quarterly	Control Valves	12.3.2.1			
1.5	I	Quarterly	Alarm Devices	5.2.6			
1.6	I	Quarterly	Gauges (Wet Pipe Systems)	5.2.4.1			
1.7	I	Quarterly	Hydraulic nameplate	5.2.7			
1.8	I	Quarterly	Sprinklers	5.2.1			
1.9	I	Quarterly	Spare Sprinklers	5.2.1.3			
1.10	I	Quarterly	Fire Department Connections	12.7.1			
1.11	I	Quarterly	Alarm Valves – Exterior Inspection	12.4.1.1			
1.12	I	Quarterly	Preaction/Deluge Valves – Exterior Inspection	12.4.3.1.6			
1.13	I	Quarterly	Pressure Reducing Valves	12.5.1.1			
1.14	I	Quarterly	Dry Pipe Valves – Exterior Inspection	12.4.4.1.4			
1.15	I	Quarterly	Backflow Preventers	12.6.1			
1.16	I	Annually	Pipe and Fittings	5.2.2			
1.17	I	Annually	Buildings	5.2.5			

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Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
1.18	I	Annually	Hangers	5.2.3			
1.19	I	Annually	Seismic Braces	5.2.3			
1.20	I	5 Years	Hangers (Accessible concealed spaces)	5.2.3.3			
1.21	I	5 Years	Seismic Braces (Accessible concealed spaces)	5.2.3.3			
1.22	I	5 Years	Pipe and Fittings (Accessible concealed spaces)	5.2.2.3			
1.23	I	5 Years	Sprinklers (Accessible concealed spaces)	5.2.1.1.4			
1.24	I	5 Years	Alarm Valves – Interior Inspection	12.4.1.2			
1.25	I	5 Years	Alarm Valves - Strainers, filters, orifices	12.4.1.2			
1.26	I	5 Years	Check Valves – Interior Inspection	12.4.2.1			
1.27	I	5 Years	Preaction/Deluge Valves – Interior Inspection	12.4.3.1.7			
1.28	I	5 Years	Preaction/Deluge Valves - Strainers, filters, orifices	12.4.3.1.8			
1.29	I	5 Years	Dry Pipe Valves – Interior Inspection	12.4.4.1.5			
1.30	I	5 Years	Dry Pipe Valves - Strainers, filters, orifices	12.4.4.1.6			
2.1	T	Annually	Alarm Devices (90 Sec)	5.3.3 12.2.7			
2.2	T	Annually	Main Drain Test (<i>Enter data on Page 1</i>)	12.2.6 12.2.6.1 12.3.3.4			
2.3	T	Annually	Antifreeze Test	5.3.4			
2.4	T	Annually	Control Valve - Position	12.3.3.1			
2.5	T	Annually	Control Valve – Operation	12.3.3.1			
2.6	T	Annually	Supervisory	12.3.3.5			
2.7	T	Annually	Preaction Valve – Priming Water	12.4.3.2.1			
2.8	T	Annually	Preaction Valve – Low Air Pressure Alarm	12.4.3.2.10			

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Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	N/A	Pass
2.9	T	Annually	Preaction Valve – Full Flow Trip Test	12.4.3.2.2			
2.10	T	Annually	Dry Pipe Valve – Priming Water	12.4.4.2.1			
2.11	T	Annually	Dry Pipe Valve – Low Air Pressure Alarm	12.4.4.2.6			
2.12	T	Annually	Dry Pipe Valve – Quick-Opening Device	12.4.4.2.4			
2.13	T	Annually	Dry Pipe Valve – Trip Test	12.4.4.2.2			
2.14	T	Annually	Backflow Preventer Assemblies	12.6.2			
2.15	T	3 Years	Dry Pipe Valve – Full Flow Trip Test	12.4.4.2.2.2			
2.16	T	5 Years	Gauges	5.3.2			
2.17	T	5 Years	Pressure Reducing Valve	12.5.1.2			
2.18	T	5 Years	Fire Department Connection Backflush	12.7.4			
2.19	T	5 Years	Sprinklers – Extra High Temperature	5.3.1.1.1.3			
2.20	T	5 Years	Sprinklers – Corrosive environment or corrosive water	5.3.1.1.2			
2.21	T	10 Years	Sprinklers - Dry	5.3.1.1.1.5			
2.22	T	20 Years	Sprinklers - Fast Response	5.3.1.1.1.2			
2.23	T	50 Years	Sprinklers	5.3.1.1.1			
2.24	T	75 Years	Sprinklers 75 years in service	5.3.1.1.1.4			
2.25	T		Sprinklers manufactured prior to 1920 – Replace	5.3.1.1.1.1			
3.1	M	Annually	Control Valves	12.3.4			
3.2	M	Annually	Preaction/Deluge Valves	12.4.3.3.2			
3.3	M	Annually	Dry Pipe Valves/Quick-Opening Devices	12.4.4.3.2			
3.4	M	Annually	Dry Pipe Valve – Low Point Drains	12.4.4.3.3			
3.5	M	5 Years	Obstruction Investigation	Chapter 13			

