

Fire Protection Systems Maintenance Schedule

It's important for building owners to schedule regular inspections and maintenance for fire protection systems to confirm they are up to code. Correct and effective fire protection and prevention efforts help to mitigate potential damages to occupants and buildings and ensure compliance with your property insurance policy.

1

Wall-Mounted Portable Fire Extinguishers:

Confirm installed correctly along paths of normal travel.

Install maximum of:

- 30 feet apart: Areas with flammable liquids or cooking apparatuses
- 75 feet apart: Areas with combustibles – paper, wood, cloth

Which type of portable fire extinguisher for the area and potential fire hazard?

- Class A: Ordinary combustibles
- Class B: Flammable and combustible liquids
- Class C: Electrical fires
- Class D: Combustible metals fires
- Class K: Cooking media

Maintenance:

- Monthly: Visual inspection to ensure working condition
- Annually: Professional inspection, service and certification



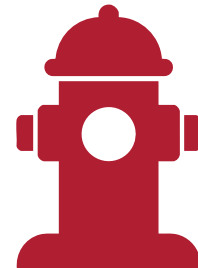
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Private Fire Hydrants:

Fulfill testing and maintenance requirements on privately-owned fire hydrants, which should be inspected by a licensed fire protection services technician to be compliant.

Maintenance:

- Monthly: Visual inspection
- Annual: Flush and flow test
- Every 5 years: Additional flow test



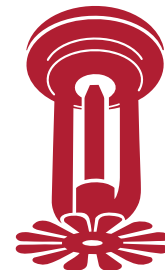
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Sprinkler Water-Flow Alarms:

Fire protection alarms should be monitored by a 24-hour central station monitoring service.

Maintenance:

- Weekly: Inspect Alarm panel for any system faults
- Quarterly: Mechanical water motor gong test
- Semi-annually: Vane-type and pressure switch-type waterflow alarm test



4

Wet and Dry Pipe Sprinklers:

Dry pipe sprinklers require additional attention during cold months and feature more working components including an air compressor.

Replace any sprinkler heads manufactured **prior to 1920**

For sprinkler heads that are **more than 50 years old**: Replace or have a sample (4 heads or 1% of each head type) lab-tested to confirm working condition. Repeat test every 10 years for heads installed for 50 – 74 years, and every 5 years for heads installed for 75 years+



Wet Pipe Sprinkler and Dry Pipe Sprinkler Maintenance:

- Monthly: Main shut-off valve inspection to ensure systems remain active and there are no leaks; Water pressure **gauges** visual inspection
- Annually: Main drain test performed by a fire sprinkler contractor with results of static and residual water pressure recorded for comparison. If testing reveals a low residual pressure, investigate the water supply.
- Every 5 years: Water pressure **gauges** calibration and replacement if necessary
- *Note that some jurisdictions may require quarterly testing, so be sure to confirm the testing frequency appropriate for your area.*

Additional Dry Pipe Sprinklers Maintenance:

- Daily (in cold temperatures): Riser enclosure and heating systems inspection to confirm they are working correctly
- Monthly: Air compressor inspection to ensure it is functioning properly and confirm the dry valves have not tripped
- Annually: Dry valve trip times test during the annual main drain test
- Every 3 years: Full-flow trip test performed by a professional contractor

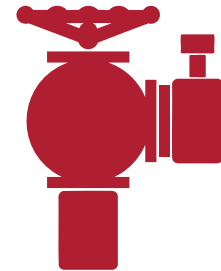
Internal Sprinkler Piping should be professionally evaluated every 5 years.

5

Fire Pumps: Follow recommended manufacturer maintenance for Fire Pumps supplying water based fire protection systems.

Electric Fire Pump Maintenance:

- Monthly: Churn test (start-test) that is initiated by a water pressure drop and does not flow water. The pump should run for 10 minutes, and inspectors should record the pressure readings on the discharge and suction gauges.
- Annually: Full flow test performed by the pump manufacturer or a qualified sprinkler control contractor, during which the no-flow (churn), 100% rated flow and 150% of the rated pump flow suction and discharge pressures are recorded to help confirm your fire pump is operating as intended.



Diesel Fire Pump Maintenance:

- Weekly: Churn test (start-test) that does not flow water. The pump should be run for 30 minutes.
- Annually: Full flow test performed by the pump manufacturer or a qualified sprinkler control contractor, during which the no-flow (churn), 100% rated flow and 150% of the rated pump flow suction and discharge pressures are recorded to help confirm your fire pump is operating as intended.