



Checklist

Commercial Property Sprinkler System Maintenance

To help ensure a fire sprinkler system operates properly, routine fire sprinkler maintenance and testing is necessary.

General Inspection

DONE

Check control valves weekly to verify they are in the open position.	<input type="checkbox"/>
Inspect all sprinkler heads regularly to verify they are free of dust, paint, residue, etc.	<input type="checkbox"/>
Check to ensure storage items below sprinkler heads to allow adequate discharge. Some newer sprinklers require at least 90 centimetres clearance. To verify your sprinkler requirements, check the manufacturer's instructions.	<input type="checkbox"/>
Inspect all piping to ensure that nothing is hung from it and it is well supported.	<input type="checkbox"/>
Inspect fire service connections to verify the connections are both accessible and visible.	<input type="checkbox"/>
Verify caps or plugs are in place and undamaged.	<input type="checkbox"/>
Verify adequate heat is maintained to prevent freezing.	<input type="checkbox"/>

Maintenance

DONE

Keep replacement sprinkler heads and a replacement parts on hand.	<input type="checkbox"/>
Perform operational testing on a regularly scheduled basis. This includes testing water flow devices, sprinkler valve tampers and the main drain for each sprinkler system.	<input type="checkbox"/>
Maintain testing records for file review.	<input type="checkbox"/>
A full sprinkler system inspection should be performed quarterly by a knowledgeable professional. Most sprinkler contractors offer economical, long-term service agreements. These contractors can provide you with test certificates, which will comply with your insurance company and local fire service inspection requirements.	<input type="checkbox"/>

For reference use only. Not intended to identify all hazards, or reflect all legal requirements.



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Inspection Report
Fire Sprinkler Control Valves

VALVE #	LOCATION	CONTROLS	VALVE IS:	
			OPEN	CLOSED
			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
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