

TURNER & STACEY FIRE PROTECTION LTD.

Bus: (902) 471 – 1088

Fax: (902) 462 - 3021

SPRINKLER INSPECTION REPORT

INSPECTION DATE: September 22, 2023

CUSTOMER: HCCC #92

ATTENTION: David Crowell

MAILING ADDRESS: PO Box 21051, Dartmouth RPO Cole Harbour

DARTMOUTH, NS B2W 6B2

PHONE: 902-461-0174

BUILDING / LOCATION: 64 CUMBERLAND DR

DARTMOUTH, NS

CONTACT: (Greg Docker – Unit 205 – 902-266-3816)

PHONE: 902-266-3816

INSPECTOR: Bill Turner

ALL INSPECTION AND TESTING CARRIED OUT AS PER NFPA-25 INSPECTION, TESTING, & MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS
 ALL AREAS OF BUILDING WHERE A WET PIPE SPRINKLER SYSTEM IS LOCATED MUST BE KEPT AT 4°C/40°F TO GUARD AGAINST POSSIBLE FREEZE-UPS
 WHILE EVERY EFFORT IS MADE TO DRAIN LOW POINTS ON DRY SPRINKLER SYSTEMS DURING INSPECTION, IT IS THE PROPERTY OWNER'S
 RESPONSIBILITY TO MAKE SURE THESE ARE PROPERLY DRAINED BEFORE FREEZING WEATHER

GENERAL INFORMATION

INSPECTION SCHEDULE

OCCUPANCY HAZARD

DATE LAST INSPECTED: September 20, 2022

- MONTHLY QUARTERLY
 SEMI ANNUALLY ANNUALLY

- LIGHT ORDINARY
 EXTRA RESIDENTIAL

DATE LAST TRIPPED: August 30, 2021

NOTE: ANNUAL

SECTION 1 - CONTROL VALVES

VALVE No.	VALVE TYPE	SIZE	PORTION(S) CONTROLLING	NORMALLY OPEN / CLOSED	SUPERVISION YES / NO TYPE	ALARM PANEL ZONE ID	SIGNS YES / NO
1	B.FLY	4"	WET - UNITS	OPEN	Y / ELECT	Zn #2	YES
2	B.FLY	4"	DRY - ATTIC	OPEN	Y / ELECT	Zn #1	YES
3	BALL	1"	ELEVATOR PIT	OPEN	Y / SEAL		YES
4	BALL	1"	ELEVATOR SHAFT	OPEN	Y / SEAL		YES
			(Shelf built around valves)				
			Dry & Wet				
			ITV #409				

SECTION 2 – EQUIPMENT

SYSTEM #	SYSTEM TYPE	SIZE	MANUFACTURER	MODEL	AREA PROTECTED	ALARM TYPE(S)	ALARM PANEL ZONE ID
1	WET PIPE	4"	ASTRA	B	UNITS	WMG/Electric	Zn 1 005
1	DRY PIPE	4"	ASTRA	A	ATTIC	WMG/Electric	Zn 2 004
					Low Pressure switch not tied in		

SECTION 3 - WATER TEST RESULTS

Full Trip due 2024

SYSTEM # / TYPE	SUPPLY STATIC PRESSURE	SYSTEM PRESSURE	MAIN DRAIN RESIDUAL PRESSURE	SYSTEM TRIP PRESSURE	SYSTEM TRIP TIME	DRY SYSTEM - FLOOD TIME	QUICK OPEN DEVICE PRESSURE / TIME	ALARMS TYPE(S) OPERATED
1	77 psi	100 psi	55 psi	65 psi	AT			W.M.G./Electric
2	104 psi	39 psi	55 psi	64 psi	AT	:49 sec		W.M.G./Electric

SECTION 3A – ANTI-FREEZE PROTECTION

SYSTEM #	SYSTEM SIZE / GAL	AREA PROTECTED	TEST @ VALVE A Deg. F.	TEST @ VALVE B Deg. F.	TEST IN ACTUAL LOOP – Good For

SECTION 4 – SYSTEM INSPECTION CRITERIA – Y= Yes/Satisfactory N = No/Unsatisfactory NA = Not applicable/Not available
(For results that are Unsatisfactory, Please refer to section # 5 for explanation.)

ITEM	CRITERIA	Y	N	NA
A.	Are the systems hydraulically calculated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	If systems are hydraulically calculated, is the hydraulic information provided at the main valve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Has sprinkler system been modified in any way since last inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	Are all portions of the sprinkler system in service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.	System(s) Hazard classification design in compliance with actual site Hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	System(s) equipped with emergency Fire Department Connection, if so – in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	System(s) equipped with Fire Hose stations, if so - in proper operating condition? serviced to NFPA 1962 requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H.	Is the main valve room housing the wet and or dry sprinkler systems adequately heated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I.	Are areas of building protected by wet sprinkler systems adequately heated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J.	Are all control valves in their proper operating positions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K.	Are all control valves equipped with proper signage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L.	Are supply and system pressures in all systems normal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M.	Is air supply for Dry systems automatic? If so – System Compressor <input checked="" type="checkbox"/> - Shop Supply <input type="checkbox"/> - Manual <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N.	Is priming water in all dry systems at proper level?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O.	Is the visible / accessible piping supported properly, and is pipe in satisfactory condition? Common areas only	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P.	Are there spare emergency sprinklers available on site as required by NFPA 13 Standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q.	Are all areas of building protected by sprinklers? No access to units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R.	Are sprinklers clear and clean of paint, tape, bags, heavy dust buildup, and other coverings? Common areas only	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S.	Are sprinklers clear of obstructions – beams, suspended lighting, signs, etc.? Common areas only	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T.	Is piled storage below sprinklers at proper distance for the hazard classification, as per NFPA 13 Standards? Common areas only	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U.	Have all low points been drained? Number of low points to be drained - <u>1</u> + ITV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V.	Are alarms supervised and / or monitored? Describe - MIRCOM FIRE PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
W.	If monitored, organization name and Phone No. AEL #1298	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X.	Did all Water Motor Gongs operate during testing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y.	Did all electric alarms and indicators operate during testing? Visual only	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Z.	Is there a fire pump(s) supplying water to systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SECTION 5 – NOTES OF PRIORITY

1. 102 – Painted sprinkler head in living room
2. 103 – Closets in master bedroom, hallway, and laundry have been closed in and have no protection
3. 105 – 2 closets have no protection
4. 110 – 3 closets have no protection (no access 2023)
5. 203 – Painted sprinkler heads in bathroom and bedroom closet, paint overspray on sprinkler in hall, 3 closets are closed in and have no protection
6. 207 – painted sprinkler in main closet
7. 302 – No protection in bedroom closet (no access 2023)
8. 303 – Light overspray on sprinkler head in bedroom closet (no access 2023)
9. 309 – No protection in laundry closet
10. 310 – No protection in laundry closet
11. 402 – Stucco on sprinkler head, no protection in bathroom closet (no access 2023)
12. 403 – Painted sprinkler head in bathroom, laundry room only partially protected
13. 410 – Laundry closet needs a sprinkler added, remove cap in room
14. 309, 310, 401 – No protection in bathroom closet – covered open space – sprinkler cannot spray inside
15. Back stairs at north end – sprinkler head obstructed by light

SECTION 5A – NOTES OF RECOMMENDATIONS

1. Recommend replace nuts on Dry System face plates
2. Dry and wet alarms and tampers are wired backward (Requires alarm tech to re-program panel)

TURNER & STACEY FIRE PROTECTION	DATE September 22, 2023	INSPECTORS SIGNATURE Bill Turner
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Note:
 Inspection frequency should be as per NFPA-25
 Walkthrough common areas only no access to units permitted
 2 soft keys for relays and bells
 No access 2023: 104, 106, 109, 110, 204, 210, 303, 305, 402, 407, 409