



CITY OF
SANTA ROSA

Fire Department

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**FIRE DEPARTMENT
INFORMATION BULLETIN**

SUBJECT: FIRE SPRINKLER INSPECTIONS FOR COMPANY INSPECTORS

Bulletin Number: 004

Date of Issue: May 1, 1993

Code Reference:

1994 Uniform Fire Code (UFC) Section 1001.4

1994 Uniform Building Code (UBC)

Santa Rosa City Code Chapters 18-16,18-44

Title 19 California Code of Regulations (CCR) Section 903

NOTE: This bulletin is a summary of Fire Department interpretations of City and State Codes. Information contained herein applies to typical instances and may not address all circumstances.

SPRINKLER SYSTEM INSPECTION ITEMS

NOTE: Notify Fire Department Dispatch Center prior to testing any water flow device.

1. Verify that the Post Indicator (PIV) or OS&Y control valve is open and secured by a padlock. When closed, these valves may routinely shut off the supply to on-site private fire hydrants and/or sprinkler systems.
2. Verify that the Fire Department Connection (FDC) caps are in place, couplings swivel and the check valve is not leaking. Permanent signage shall be provided indicating the area controlled by the FDC. The FDC shall be accessible for use.
3. Verify that the System Post Indicator Valve(s) (PIV) or system control valve, located on the system riser, is fully open, has handles attached (PIV) and is secured with a break-a-way padlock. Permanent signage shall be provided indicating the area controlled by the valve.
4. Verify that the system has received a current five-year service as required by T-19, C.C.R. A sticker or tag (identifying the last test date) should be displayed on the riser or F.D.C.

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5. Verify that the required quarterly visual inspections have been completed and logged. Records are required to be available for your review.
6. Check the static pressure on the water supply side of the alarm check valve on the system riser. Check where the drain will empty to insure flooding or damage to landscaping shall not occur. Have the **owner or representative** open the (main) drain valve wide open. The residual pressure shall normally be not less than 80 percent of static pressure. Residual pressure drops below 80 percent of the static pressure may indicate an obstruction is present in the water supply. The system shall be checked and repaired.
7. Hydraulically designed systems shall have a design calculation sign posted on the system riser or in the spare sprinkler head box. The sign shall indicate the minimum pressure required at the base of the riser to support the system. The static pressure shall never drop below the specified pressure required.
8. The inspector's test valve shall be opened by the **owner or representative**. The water flow alarm should sound within 90 seconds. Systems with more than 100 sprinklers installed after 1979 shall have a water flow monitoring system to an approved central station. Contact Fire Department Dispatch to verify the monitoring company called in the water flow alarm. If the alarm was not transmitted, it shall be noted on the FIRS form as a violation.
9. Storage heights shall not exceed 12 feet in height for standard commodities in racks or palletized storage and 15 feet in height for solid pile stock. Storage shall not exceed 5 feet for high hazard commodities such as plastics, flammable liquids and tires. If storage is in excess of these heights, a High Piled Combustible Stock Permit is required. If a permit was issued, the permit storage conditions shall be met. The top of piles should not be closer than 18 inches vertically to sprinkler deflectors.
10. Check for any walls, partitions, enclosures or equipment which may have been moved or added. Sprinklers shall not be more than 7-1/2 feet from the wall, measured at a right angle to the wall. In small offices, the distance may be increased to 9 feet from the wall.
11. Check for new drop ceilings which may have been added without extending sprinklers below.
12. Check for unsprinkled combustible concealed spaces.
13. Obstructions exceeding 4 feet in width shall have sprinklers extended below.

Deficiencies in any of these items shall be indicated as violations on the Record of Fire Inspection.



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**CITY OF SANTA ROSA
 FIRE DEPARTMENT
 FIXED FIRE EXTINGUISHING SYSTEM MAINTENANCE WORKSHEET**
 (Fire Sprinklers and Standpipes)
 For use by Building Owners or Occupants

Date of Inspection: _____ Inspected By: _____

COMPONENT	STATUS			CHECK POINTS	COMMENTS
	YES	NO	N/A		
Fire Department Connection (Systems 1, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Caps in place	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Couplings swivel freely	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gaskets present and in good condition	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clapper valves closed tight	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appropriate sign in place	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No visible obstructions	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Painted red	
Hose Outlets (Systems 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Caps in place	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hose threads undamaged	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Valve handles present	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gaskets present and in good condition	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Valves operate smoothly	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No visible obstructions	
Hose Assembly And Cabinet (Systems 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No mildew, cuts, abrasions or deterioration	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Couplings undamaged	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nozzles in place	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gaskets present and in good condition	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hose racked properly	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rack or reel swivels freely	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinet opens easily	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Readily distinguishable	

COMPONENT	STATUS			CHECK POINTS	COMMENTS
	YES	NO	N/A		
Control Valves (Systems 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Valves seat properly	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Valves secured in "open" position	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No visible obstructions	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PIV's painted red, locked open	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Breakaway locks used	
Riser (Systems 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No leaks	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bracing in place	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No obstructions	
Gauges (Systems 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not damaged	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gauges valves "on"	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	System pressure (upper gauge) _____ p.s.i.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Supply pressure (lower gauge) _____ p.s.i.	
Sprinklers (Systems 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not leaking, corroded or painted	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All areas covered	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flow pattern unobstructed – no storage within 18" of sprinklers.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Installed in correct position – pendant vs. upright.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spare heads and wrench	
Nozzles (Systems 6 and 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nozzles clean and in correct positions, caps in place.	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All areas covered	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flow pattern unobstructed	

TYPES OF SYSTEMS

1. Class I Standpipes	Dry standpipe systems equipped with 2 ½ inch outlets for use by Fire Department personnel.
2. Class II Standpipes	Wet standpipe system equipped with 1 ½ inch hose for use by building occupants.
3. Class III Standpipes	Combination standpipe with both 2 ½ inch outlets and 1 ½ inch hose.
4. Automatic Sprinkler System	System that automatically detects a fire and discharges water onto or in the area of the fire.
5. Combined System	System which supplies automatic fire sprinklers and has 2 ½ inch outlets for use by the Fire Department.
6. Kitchen System	System that automatically detects a fire and discharges dry chemical or a liquid foam fire suppression agent; system can also be manually activated.
7. Clean Agent System	System that automatically detects a fire and discharges a gaseous fire suppression agent; system can also be manually activated.

MAINTENANCE INTERVALS

Maintenance inspections shall be conducted by the building owner or occupant, and records of inspections must be kept on the premises for Fire Department review. Standpipes shall be inspected semi-annually. Fire sprinkler systems shall be inspected quarterly. Kitchen and Clean Agent systems shall be inspected monthly.