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STANDPIPE AND HOSE SYSTEM INSPECTION

Customer Address:

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Customer #: 111

Contract #: 9876

Job Status: Archived

Job Name: NFPA25_03 Sample Report

Site Address:

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Contact: Al Riggs

Site #: 4666

Inspection Date: 2/12/2007

STANDPIPE AND HOSE WET SYSTEM

Floor 03 Hallway

Are all pipe support devices present and undamaged (5.2.3.1)? Yes

Are all pipe support devices present and undamaged (5.2.3.1)? No

Is there adequate heat to maintain minimum building temperature of 40° F, and is building free of conditions exposing pipe to freezing (5.2.5)? Yes

Record flow (gpm) at most remote outlet(6.3.1.1)? 3000

Record pressure (psi) shown on supply gauge with designed flow flowing. 76

Record pressure (psi) shown on supply gauge under no flow conditions. 76

Record pressure (psi) shown on gauge at top of riser with designed flow flowing. 76

STANDPIPE AND HOSE DRY SYSTEM

Floor 03 Hallway

Is system piping free from physical damage, corrosion, leaks, foreign material , tampering, or other conditions that prevent operation (5.2.2.1 and 5.2.2.2)? No

Are all pipe support devices present and undamaged (5.2.3.1)? Yes

Is pipe containing water maintained at a minimum 40° F and is building free of conditions exposing pipe to freezing (5.2.5)? Yes

Test - Conduct flow test at design requirements in effect at the time of installation by flowing the most remote outlet(s) (6.3.1.1)? Yes

Test - Did system pass hydrostatic test (6.3.2)? Yes

Record hydrostatic test pressure (psi) measured at the low elevation point of the individual system or zone being tested (6.3.2.3)? 76

SPRINKLER SYSTEM HYDRAULIC NAMEPLATE

Floor 03 Hallway

Inspect nameplate. Is nameplate securely attached to the sprinkler riser and is it legible (5.2.7)? Yes

HOSE VALVE OUTLETS

Floor 03 Hallway

Are cap, valve handle, cap gaskets, and restricting device present and free from deterioration (6.2.2)? Yes

Is fire hose connection undamaged and valve free from leakage (6.2.2)? Yes

Is hose valve outlet free from obstruction (6.2.2)? Yes

HOSE

Floor 03 Hallway

Is hose free from mildew, cuts, abrasions and deterioration (6.2.2)?	Yes
Are hose couplings undamaged (6.2.2)?	Yes
Are gaskets present and free from deterioration (6.2.2)?	Yes
Are couplings free from incompatible threads (6.2.2)?	Yes
Is hose connected to the hose rack nipple or the hose valve (6.2.2)?	Yes
Does occupant-use hose meet testing requirements of NFPA-1962 – at 5 years for new and 3 years thereafter (6.2.2)?	Yes
Has hose including gaskets, been removed and inspected and re-racked or re-reeled in accordance with NFPA Pamphlet No. 1962 (6.2.2)?	Yes

HOSE NOZZLE

Floor 03 Hallway

Is hose nozzle present (6.2.2)?	Yes
Are hose nozzle threads undamaged and compatible (6.2.2)?	Yes
Are gaskets present and free from deterioration (6.2.2)?	Yes
Is nozzle free from obstruction (6.2.2)?	Yes
Does nozzle operate smoothly (6.2.2)?	Yes

HOSE STORAGE DEVICE

Floor 03 Hallway

Is hose storage device easy to operate and free from damage and obstruction (6.2.2)?	Yes
Is rack free to swing out or reel free to turn and nozzle clip in place and nozzle correctly contained (6.2.2)?	Yes
Is hose properly racked or rolled (6.2.2)?	Yes
Has hose storage device, including gaskets, bushings, and bearings, been inspected with hose removed and then hose re-racked or re-reeled (6.2.2)?	Yes

CABINETS

Floor 03 Hallway

Are cabinet and parts free from damage, corrosion, leaks, foreign material, tampering, or other conditions that prevent operation (6.2.2)?	Yes
Does cabinet door open easily and completely (6.2.2)?	Yes
Is door glazing uncracked and unbroken (6.2.2)?	Yes
If cabinet is break glass type, is lock functioning properly, and is break glass device attached (6.2.2)?	Yes
Is cabinet identified as containing fire equipment (6.2.2)?	Yes
Is cabinet free from obstruction (6.2.2)?	Yes
Are all valves, hose, nozzle, fire extinguisher, etc. easily accessible (6.2.2)?	Yes

WET PIPE VALVE

Floor 03 Hallway

Visually Inspect. Is exterior of the valve in good condition and both gauges operable (5.2.4.1 and 12.4.1.1)?

Yes

Record the pressure (psi) shown on the Water Supply pressure gauge.

76

Record the pressure (psi) shown on the System side pressure gauge.

76

Visually inspect. Are trim valves in their appropriate open or closed positions (12.4.1.1)?

Yes

Visually Inspect. Are the retard chamber and alarm drains free from leakage (12.4.1.1)?

Yes

Main Drain Test - Record system residual pressure (psi) with main drain valve open.

76

Main Drain Test - Record system static pressure (psi) after closing main drain valve.

76

Conduct internal inspection of alarm valve. Do all components operate properly, move freely and in good condition (12.4.1.2)?

Yes

Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale. Is error less than 3% of full scale or have gauges been replaced (5.3.2)?

No

Internally inspect wet pipe valve strainers, filters, and restriction orifices. Are these components free from obstruction, operating properly and in good condition (12.4.3.1.8)?

Yes

DRY PIPE VALVE

Floor 03 Hallway

Visually inspect - Is exterior of valve in good condition and both gauges operable (5.2.4.2 and 12.4.4.1.4)?	Yes
Record the pressure (psi) shown on the Water Supply pressure gauge.	76
Record the pressure (psi) shown on the System side (air) pressure gauge.	76
Visually Inspect - Are trim valves in their appropriate open or closed positions (12.4.4.1.4)?	Yes
Visually Inspect - Is intermediate chamber free from leakage (12.4.4.1.4)?	No
Main Drain Test - Record system residual pressure (psi) with drain valve open.	76
Main Drain Test - Record system static pressure (psi) after closing drain valve.	76
Test - is priming water level correct (12.4.4.2.1)?	Yes
Test low air pressure alarm - Does low air pressure alarm operate within manufacturer's parameters (12.4.4.2.6)?	Yes
Inspect dry pipe valve enclosure and heating equipment during cold weather - Can enclosure and heating equipment maintain 40° F temperature(12.4.4.1.1)?	Yes
Test automatic air maintenance device. Is air pressure maintained at proper setting for system (12.4.4.2.8)?	Yes
Was partial trip test of the dry pipe valve conducted with control valve partially opened (12.4.4.2.2.3)?	Yes
Record air pressure (psi) at trip of dry valve.	76
Record time in seconds between the start of test and trip of valve.	5
Conduct internal inspection of dry pipe valve. Do all components operate properly and move freely? Has valve been cleaned and is it in good condition? (12.4.4.1.5 and 12.4.4.3.2)?	Yes
Was a full flow trip test of dry valve conducted with control valve opened fully (12.4.4.2.2.2)?	Yes
Record air pressure (psi) at trip of dry valve.	76
Record time in seconds between the start of test and trip of valve.	5
Record time in seconds between the start of test and water flow from inspectors test connection.	5
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale. Is error less than 3% of full scale or have gauges been replaced (5.3.2)?	Yes
Internally inspect dry pipe valve strainers, filters, and restriction orifices - Are these components free from obstructions, operating properly, and in good condition (12.4.4.1.6)?	Yes

ALARM VALVE STRAINER AND FILTER

Floor 03 Hallway

Internally inspect alarm valve strainers, filters, and restriction orifices. Are these components free from obstructions, operating properly, and in good condition (12.4.1.2)?	Yes
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SUPERVISORY AIR PRESSURE SWITCH

Floor 03 Hallway

Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements?	Yes
Did the switch pass operational tests when pressure is increased or decreased 10 psi from the required pressure setting?	Yes

SUPERVISORY TAMPER SWITCH

Floor 03 Hallway

Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements?
(12.3.3.5.1)

Yes

Did the switch pass operational tests conducted in accordance with manufacturer's requirements?
(12.3.3.5.1)

Yes

WATER PRESSURE SWITCH

Floor 03 Hallway

Did the switch pass a visual inspection conducted in accordance with manufacturer's requirements?

Yes

Did the switch pass operational tests when pressure is increased?

Yes

QUICK OPENING DEVICE

Floor 03 Hallway

Visually inspect - Is the exterior of QOD in good condition and gauge operable (12.4.4.1.2)?

Yes

Record the pressure (psi) shown on the pressure gauge.

76

Is the pressure gauge on QOD indicating the same pressure as the air gauge on the system side of the dry pipe valve (12.4.4.1.2)?

Yes

Visually Inspect - Is the QOD free from leakage (12.4.4.1.2)?

Yes

Conduct internal inspection of QOD. Do all components operate properly and move freely and are they in good condition (12.4.4.1.5)?

Yes

AIR COMPRESSORS

Floor 03 Hallway

Inspect - Is compressor free of physical damage and operating properly (5.4.2.3)?

Yes

Maintain - Has compressor been maintained in accordance with manufacturer's instructions (5.4.2.3)?

Yes

AIR DRYERS

Floor 03 Hallway

Maintain - Has dryer been maintained in accordance with manufacturer's instructions (5.4.2.2)?

Yes

WATER MOTOR ALARM

Floor 03 Hallway

Is the Water Motor Alarm free of damage (5.2.6)?

Yes

Open test connection/bypass. Did water flow activate the alarm (5.3.3.5)?

Yes

Did the water motor gong operate properly (5.3.3.5)?

Yes

FLOW SWITCH

Floor 03 Hallway

Is flow switch free of damage with its electrical connections secure (5.3.3)?

Yes

Open test connection/bypass. Did water flow activate the alarm (5.3.3)?

Yes

ELECTRIC BELL

Floor 03 Hallway

Is electric bell operating properly and free of damage?

Yes

CHECK VALVE

Floor 03 Hallway

Internally inspect. Does check valve operate properly, move freely and is it in good condition (12.4.2)?

Yes

FIRE DEPARTMENT CONNECTION

Floor 03 Hallway

Is the fire department connection visible and accessible (12.7.1)?

Yes

Are the fire department connection couplings and swivels free from damage and do they rotate smoothly (12.7.1)?

Yes

Are the fire department connection caps and plugs in place and free from damage (12.7.1)?

Yes

Are the fire department connection gaskets in place and free of damage (12.7.1)?

Yes

Are the fire department connection identification signs in place and free of damage (12.7.1)?

Yes

Visually Inspect the fire department connection check valve. Is check valve clapper free from leakage (12.7.1)?

Yes

Visually Inspect. Is the automatic drain valve on fire department connection piping operating properly (12.7.1)?

Yes

Has an internal inspection and maintenance of check valve been completed within the last five years (12.4.2.1)?

Yes

CONTROL VALVES

Floor 03 Hallway

Do all control valves have proper signs, are they accessible and free of leaks, and are they provided with the appropriate wrenches (12.3.1)?	Yes
Are all control valves in normal open or closed position (12.3.2.2)?	Yes
Are all control valves lubricated, if required, and exercised through full range to insure proper operation (12.3.3.1) ?	Yes
Are all control valves properly sealed, locked, or supervised (12.3.2.2)?	Yes

SECTIONAL VALVES

Floor 03 Hallway

Do all sectional valves have proper signs, are they accessible and free of leaks, and are they provided with the appropriate wrenches (12.3.1)?	Yes
Are all sectional valves in normal open or closed position (12.3.2.2)?	Yes
Are all sectional valves lubricated, if required, and exercised through full range to insure proper operation (12.3.3.1)?	Yes
Are all sectional valves properly sealed, locked, or supervised (12.3.2.2)?	Yes

HOSE CART

Floor 03 Hallway

Is hose cart in good physical condition and free of any obstruction to quick usage (6.2.2)?	Yes
Is equipment assigned to cart present and in good condition?	Yes
Is hose cart being maintained in working condition, consistent with manufacturer's recommendations?	Yes

DRUM DRIP/LOW POINT

Floor 03 Hallway

Has the drum drip/low point drain been drained and inspected during the time of year in which the system is subjected to freezing?	Yes
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HOSE CONNECTION PRESSURE REGULATING VALVE

Floor 03 Hallway

Visually inspect - Is pressure regulating valve in good condition, not leaking , handwheel installed with reducer and cap on hose connection (12.5.2)?	Yes
Under test condition does pressure regulating valve operate and maintain pressure at design flow (12.5.1.1)?	Yes
Under test condition does pressure regulating valve close and maintain appropriate pressure under no flow conditions (12.5.1.1)?	Yes
Did everything appear normal during the test (12.5.1.1)?	Yes
Was regulating valve maintenance performed in accordance with manufacturer's recommendations and schedule (12.5.7)?	Yes

HOSE RACK ASSEMBLY PRESSURE REGULATING VALVE

Floor 03 Hallway

Visually inspect - Is pressure regulating valve in good condition, not leaking , handwheel installed with reducer and cap on hose connection (12.5.2)?	Yes
Under test condition does pressure regulating valve operate and maintain pressure at design flow (12.5.1.1)?	Yes
Under test condition does pressure regulating valve close and maintain appropriate pressure under no flow conditions (12.5.1.1)?	Yes
Did everything appear normal during the test (12.5.1.1)?	Yes
Were all necessary regulating valve adjustments performed in accordance with the manufacturer's recommendations and schedule (12.5.1.1)?	Yes

SPRINKLER SYSTEM PRESSURE REGULATING VALVE

Floor 03 Hallway

Is pressure downstream of pressure regulating valve in accordance with sprinkler system design criteria (12.5.1.1)?	Yes
Visually inspect. Is pressure regulating valve in good condition, not leaking and with handwheel installed (12.5.1.1)?	Yes
Record the pressure (psi) shown on Inlet side pressure gauge.	76
Record the pressure (psi) shown on Outlet side pressure gauge.	76
Was a partial test conducted which was adequate to move the valve clapper from its seat (12.5.1.3)?	Yes
Under test condition does pressure regulating valve operate and maintain pressure at design flow (12.5.1.2)?	Yes
Under test condition does pressure regulating valve close and maintain appropriate pressure under no flow conditions (12.5.1.2)?	Yes
Did everything appear normal during the test (12.5.1.2)?	Yes
Were all necessary regulating valve adjustments performed in accordance with manufacturer's recommendations and schedule (12.5.1.2.1)?	Yes

BACKFLOW PREVENTION ASSEMBLIES

Floor 03 Hallway

Inspect - Are OS&Y isolation valves open (12.6.1.1)?	Yes
Inspect - Is the differential-sensing valve relief port not continuously discharging water (12.6.1.2)?	Yes
Did backflow pass forward flow test at the designed flow rate including the hose stream demand where hydrants or hose stations are downstream of backflow device (12.6.2.1 and 12.6.2.2)?	Yes
Was backflow performance test, as required by AHJ, satisfactorily conducted at completion of forward flow test (12.6.2.1)?	Yes
Have rubber parts been replaced in accordance with the frequency required by the AHJ and the manufacturer's instructions (12.6.3.2)?	Yes

DELUGE VALVE	
Floor 03 Hallway	
Is the system control valve in the OPEN position (12.4.3.1.6)?	Yes
Does the system control valve have either of the following - a tamper switch connected to an alarm system, a lock and chain or a seal (12.3.2.2)?	Yes
Visually Inspect - Is exterior of the valve in good condition and both gauges operable (12.4.3.1.6)?	Yes
Record pressure (psi) shown on the Water Supply pressure gauge.	76
Visually Inspect - Are trim valves in their appropriate open or closed positions (12.4.3.1.6)?	Yes
Visually Inspect - Is the valve seat free of leakage (12.4.3.1.6)?	Yes
Internally inspect deluge valve strainers, filters, and restriction orifices. Are these components free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	76
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	76
Inspect deluge valve enclosure and heating equipment during cold weather - Can enclosure and heating equipment maintain 40 degree F temperature (12.4.3.1)?	Yes
Conduct internal inspection of deluge valve. Do all components operate properly and move freely and are they in good condition (12.4.3.1.7)?	Yes
Was a trip test of the deluge valve conducted with control valve fully opened (12.4.3.2.2)?	Yes
Record water pressure (psi) on supply side of valve before start of test.	76
Under test conditions, did the heat detection system operate within 40 sec., or did the flammable gas detection operate within 20 sec. (NFPA72)?	Yes
Record time in seconds between the start of detection system test and operation (12.4.3.2).	5
Record time lapse in seconds between operation of detection system and water delivery to protected area (12.4.3.2).	5
Observe water spray discharge from nozzles. Are nozzles flowing freely, positioned properly, and not obstructed (12.4.3.2)?	Yes
Record the pressure (psi) at the hydraulically most remote nozzle during test (12.4.3.2.4.1).	76
Record the pressure (psi) at the deluge valve during test (12.4.3.2.4.2).	76
Does the full flow test pressure readings from the hydraulically most remote nozzle and deluge valve compare favorably to the original design requirements of the system (12.4.3.2.4.3)?	Yes
Was the system activated using the manual actuation devices (12.4.3.2.6)?	Yes
Was maintenance performed on system after full flow test (i.e.; strainers flushed and cleaned, etc.) to ensure returned to service in accordance with manufacturer's instructions (12.4.3.2.7)?	Yes
Were the low point drains opened, pipe drained and valves closed and plugs replaced or where weep holes are provided inspected to ensure they are clear and unobstructed (12.4.3.3.3)?	Yes
Was valve enclosure low temperature alarm tested before the start of the heating season (12.4.3.2.11)?	Yes
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale. Is error less than 3% of full scale or have gauges been replaced (5.3.2)?	Yes

PREACTION VALVE

Floor 03 Hallway

Is system control valve in OPEN position (12.3.2.2)?	Yes
Does the system control valve have either of the following: a tamper switch connected to an alarm system, a lock and chain or a seal (12.3.2.2)?	Yes
Visually inspect. Is exterior of the valve in good condition and both gauges operable (12.4.3.1.6)?	Yes
Record the pressure (psi) shown on the Water Supply pressure gauge.	76
Visually Inspect. Are trim valves in their appropriate open or closed positions (12.4.3.1.6)?	Yes
Visually Inspect. Is intermediate chamber free of leakage (12.4.3.1.6)?	Yes
Internally inspect alarm valve restriction orifices. Are orifices free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Main Drain Test - Record supply residual pressure (psi) with main drain valve open.	76
Main Drain Test - Record supply static pressure (psi) after closing main drain valve.	76
Inspect preaction valve enclosure and heating equipment during cold weather. Can enclosure and heating equipment maintain 40 degree F temperature (12.4.3.1)?	Yes
Conduct internal inspection of preaction valve. Do all components operate properly and move freely and are they in good condition (12.4.3.1.7)?	Yes
Was a trip test of the preaction valve conducted with control valve fully opened (12.4.3.2.2)?	Yes
Record supervisory air pressure (psi) on system before start of test.	76
Record water pressure (psi) on supply side of valve before start of test.	76
Under test conditions, did the heat detection system operate within 40 sec., or did the flammable gas detection operate within 20 sec. (NFPA72)?	Yes
Record time in seconds between the start of detection system test and operation.	5
Record time lapse in seconds between operation of detection system and water delivery to protected area.	5
Was the system activated using the manual actuation devices (12.4.3.2.6)?	Yes
Was maintenance performed on system after full flow test (i.e.; strainers flushed and cleaned, etc.) to ensure returned to service in accordance with manufacturer's instructions (12.4.3.2.7)?	Yes
Were the low point drains opened, pipe drained and valves closed and plugs replaced (12.4.3.3.3)?	Yes
Was valve enclosure low temperature alarm tested before the start of the heating season (12.4.3.2.11)?	Yes
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale, is error less than 3% of full scale (5.3.2)?	Yes
Internally inspect alarm valve strainer. Is strainer free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes
Internally inspect alarm valve filter. Is filter free from obstructions, operating properly, and in good condition (12.4.3.1.8)?	Yes

EASY RISER/SHOTGUN WET VALVE

Floor 03 Hallway

Visually Inspect. Is the exterior of the check valve in good condition and both gauges operable (5.2.4.1 and 12.4.1.1)?	Yes
Record the pressure (psi) shown on the Water Supply pressure gauge.	76
Record the pressure (psi) shown on the System side pressure gauge.	76
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	76
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	76
Conduct internal inspection of check valve. Do all components operate properly, move freely and in good condition (12.4.1.2)?	Yes
Test Gauges on valve by comparison to a calibrated gauge to within 3% of full scale, is error less than 3% of full scale (5.3.2)?	Yes

DRAIN CONNECTION WITHOUT CHECK VALVE

Floor 03 Hallway

Visually Inspect. Is the exterior of the connection in good condition and the gauge operable (5.2.4.1 and 12.4.1.1)?	Yes
Record the pressure (psi) shown on the pressure gauge.	76
Main Drain Test - Record system residual pressure (psi) with main drain valve open.	76
Main Drain Test - Record system static pressure (psi) after closing main drain valve.	76
Test Gauge by comparison to a calibrated gauge to within 3% of full scale. Is error less than 3% of full scale or have gauges been replaced (5.3.2)?	Yes

OMEGA SPRINKLERS

Is this property free of Omega Sprinklers?	Yes
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INTERNAL PIPE INVESTIGATION

Internal pipe exam – Was system free of evidence of foreign organic and inorganic material that needs to be removed for proper operation of sprinkler system? Internal exam should check each of the following points: 1) system valve; 2) riser; 3) cross main; and 4) branch line. Note: alternate nondestructive examination methods shall be accepted.	Yes
Internally inspect – Is piping in Dry Pipe or Preaction sprinkler system that protects or passes through freezers or cold storage rooms free from ice obstructions at the point where the piping enters the refrigerated area? Note: alternate nondestructive examination methods shall be accepted.	Yes

BUILDING OWNER/REPRESENTATIVE

Is the building currently occupied?	Yes
Has the building occupancy and hazard of contents remained the same since last inspection?	Yes
Are all fire protection systems in service?	Yes
Has the system(s) remained in service without modification since the last inspection	Yes
Was the system free of actuations or alarms since last inspection?	Yes

Sam Adams

9/29/2006

Customer: Jim Beam

Sam Adams

9/29/2006

Inspection Technician: Sam Adams