

NFPA 25, INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE SPRINKLER SYSTEMS

Table 2-1 Summary of Sprinkler System Inspection, Testing, and Maintenance

Item	Activity	Frequency	Section No.
Gauges (Dry, pre-action deluge systems)	Inspection	Weekly/monthly	2-2.4.2
Control calves	Inspection	Weekly/monthly	Table 9-1
Alarm devices	Inspection	Quarterly	2-2.6
Gauges (Wet pipe systems)	Inspection	Monthly	2-2.4.1
Hydraulic Name plate	Inspection	Quarterly	2-2.7
Buildings	Inspection	Annually (prior to Freezing weather)	2-2.5
Hanger seismic bracing	Inspection	Annually	2-2.3
Pipe and fittings	Inspection	Annually	2-2.2
Sprinklers	Inspection	Annually	2-2.1.1
Spare sprinklers	Inspection	Annually	2-2.1.2
Fire department connections	Inspection		Table 9-1
Valves (all types)	Inspection		Table 9-1
Alarm Devices	Test	Quarterly	2-3.3
Main Drain	Test	Quarterly	Table 9-1
Antifreeze Solution	Test	Annually	2-3.4
Gauges	Test	5 years	2-3.2
Sprinklers-extra-high temp.	Test	5 years	2-3.1.1 Exception No. 3
Sprinklers-Fast response	Test	At 20 years and every 10 years thereafter	2-3.1.1 Exception No. 2
Sprinklers	Test	At 50 years and every 10 years thereafter	2-3.1.1
Valves (all types)	Maintenance	Annually or as needed	Table 9-1
Obstruction investigation	Maintenance	5 years or as needed	2-4.3

Table 5-5.1, Summary of Fire Pump Inspection, Testing, and Maintenance

Complete as Applicable	Visual Inspection	Check	Maintenance Change	Clean	Test	Frequency
A. Pump System						
1. Lubricate pump bearings			X			Annually
2. Check pump shaft end play		X				Annually
3. Check accuracy of pressure gauges and sensors		X	X			Annually (change or recalibrate when 5% out of calibration)
4. Check pump coupling alignment		X				Annually
B. Mechanical Transmission						
1. Lubricate coupling			X			Annually
2. Lubricate right-angle gear drive			X			Annually
C. Electrical System						
1. Exercise isolating switch R circuit breaker					X	Monthly
2. Trip circuit breaker (if mechanism provided)					X	Annually
3. Operate manual starting means (electrical)					X	Semiannually
4. Inspect and operate emergency manual starting means (without power)	X				X	Annually
5. Tighten electrical connections as necessary		X				Annually
6. Lubricate mechanical moving parts (excluding starters and relays)		X				Annually
7. Calibrate pressure switch settings		X				Annually
8. Grease motor bearings			X			Annually
D. Diesel Engine Systems						
1. Fuel						
a. Tank level	X	X				Weekly
b. Tank float switch	X				X	Weekly
c. Solenoids valve operation	X				X	Weekly
d. Strainer, filter, or dirt leg. or combination thereof					X	Quarterly
e. Water and foreign material in tank					X	Annually
f. Water in system		X			X	Weekly
g. Flexible hoses and connectors	X					Weekly
h. Tank vents and overflow piping unobstructed		X			X	Annually
i. Piping	X					Annually
2. Lubrication System						
a. Oil level	X	X				Weekly
b. Oil change			X			50 hours or annually
c. Oil filter(s)			X			50 hours or annually
d. Lube oil heater		X				Weekly
e. Crankcase breather		X		X	X	Quarterly
3. Cooling System						
a. Level	X	X				Weekly
b. Antifreeze protection level					X	Semiannually
c. Antifreeze			X			Annually
d. Adequate cooling water to heat exchanger		X				Weekly
e. Rod out heat exchanger				X		Annually
f. Water pump(s)	X					Weekly
g. Condition of flexible hoses and connections	X	X				Weekly
h. Jacket water heater		X				Weekly
i. Inspect duct work, clean louvers (combustion air)	X	X	X			Annually
j. Water strainer				X		Quarterly

4. Exhaust System						
a. Leakage	X	X				Weekly
b. Drain condensate trap		X				Weekly
c. Insulation and fire hazards	X					Quarterly
d. Excessive back pressure				X		Annually
e. Exhaust system hangers and support	X					Annually
f. Flexible exhaust section	X					Semiannually
5. Battery System						
a. Electrolyte level		X				Weekly
b. Terminals clean and tight	X	X				Quarterly
c. Remove corrosion, case exterior clean and dry	X		X			Monthly
d. Specific gravity or state of charge				X		Monthly
e. Charger and charge rate	X					monthly
f. Equalize charge		X				Monthly
6. Electrical System						
a. General inspection	X					Weekly
b. Tighten control and power wiring connections		X				Annually
c. Wire chafing where subject to movement	X	X				Quarterly
d. Operation of safeties and alarms		X			X	Semiannually
e. Boxes, panels, and cabinets				X		Semiannually
f. Circuit breakers or fuses	X	X				Monthly
g. Circuit breakers or fuses			X			Biannually