

NFPA 25 minimum requirements for inspection, testing, and maintenance of sprinkler systems.

This is not an exhaustive list but several important items we feel should be done at a minimum. All NFPA 25 references are from the 2003 edition chapter 12.

Quarterly Inspections

Fire department connections.

Quarterly Tests

1. Drain tests performed quarterly on systems with a sole source through a backflow preventor.
2. All water flow alarms.
3. Dry system priming water levels and low air pressure alarms.

Semi-Annual Tests

Supervisory alarms.

Annual Tests

1. Dry valve trip test. A full flow trip test to be done every three years.
2. Control valves position and operation.

Five Year Inspection

1. Interior of all check valves, alarm valves, and preaction valves including strainers, filters, and orifices shall be inspected every 5 years. Dry pipe valve are to be inspected internally annually.
2. All gages replaced or calibrated every 5 years, except suction and discharge gages on fire pumps to be annually.
3. Sprinklers subjected to harsh environments shall be tested or replaced.

Ten Year Tests

Dry pendant sprinklers in service for ten years shall be tested or replaced and retested in ten year intervals.

Twenty Year Tests

Fast response sprinklers shall be tested every twenty years and retested in ten year intervals.

Fifty Year Tests

Sprinklers in service for fifty years shall be tested and retested in ten year intervals.