

VALLEYCARE
OLIVE VIEW-UCLA MEDICAL CENTER/HEALTH CENTERS
DEPARTMENT: FACILITIES
POLICY & PROCEDURE

NUMBER: 636
VERSION: 1

SUBJECT/TITLE: AUTOMATIC FIRE SPRINKLERS MAINTENANCE

POLICY: All components of the automatic fire sprinkler system will be maintained and tested in accordance with Los Angeles City Fire Department, State, NFPA and JCAHO requirements.

PURPOSE:

DEPARTMENTS: FACILITIES

DEFINITIONS:

PROCEDURE: WEEKLY – FIRE PUMP “ CHURN TEST”

1. Notify BEAS Room of impending test.
2. Run each fire pump for 10 seconds under a no-flow condition.
3. Check for leaks or problems
4. Check all “Power On” lights
5. Report any problems

PROCEDURE: AT LEAST QUARTERLY – FIRE DEPARTMENT CONNECTIONS

1. All OS&Y valves, post indicator valves and Fire Department connections are to be checked.
2. Visually check pumps, pump control panels, OS&Y valves, post indicator valves and Siamese hook-ups for damage or theft.
3. Post indicators and OS&Y valves are to be locked in the open position.
4. Siamese check valves are to be capped with readily removable caps.
5. Pump panels should have breakers in the “ON” position, and the power lights should be on.

PROCEDURE: QUARTERLY – TESTING THE EMERGENCY FIRE PUMPS

1. Notify the BEAS Room that you are going to perform the fire pump test.
2. Attach a pitot gauge to the highest roof outlet.
3. Open valve and flow 500 g.p.m. for 2 minutes
4. The fire pumps should come on automatically.

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5. Note the residual on other roof outlets and at pumps.
6. Check the bearing temperature of each pump while it is running
7. Grease the bearings every third month.
January/April/July/October
8. Check pump packing and relief valve.
9. Listen for unusual noise.
10. Check all valves for proper position (all open except bypass).
11. Shut valve on the riser and replace caps.
12. Check to see that all pumps have stopped.
13. Make sure that all motor control panels are "ON" (power lights should be on).
14. Fire sprinkler main tamper switch and flow alarm should appear in the BEAS Room alarm panel when activated in the Co-Gen.

PROCEDURE: ANNUALLY – AUTOMATIC SPRINKLER SYSTEMS ARE TESTED ANNUALLY WITH FIRE PREVENTION OFFICIALS PRESENT

1. Call the L.A.F.D. and request the presence of the local inspector during the flow test. Should he decline to be present, proceed with testing.
2. Test is the same as above.

POLICY: EVERY FIFTH YEAR TESTING OF FLOW RATE AND INSPECTION IS DONE ON AUTOMATIC SPRINKLER SYSTEMS AND WHEN SYSTEM IS TURNED OFF, MUST NOTIFY FIRE DEPARTMENT

- PROCEDURE:**
1. Automatic Sprinkler System
 - A. Back Flow – Back flow water through check valve and out the Siamese inlet connection.
 1. Disassemble check valve or block check valve open.
 2. Check valves with fittings on the dry side of the system may be connected to and backflowed through.
 3. The purpose of this test is to determine if the pipe between the check valve and Siamese inlet connection is unobstructed.
 4. Visual inspection of the connection may be where possible.
 - B. Flow test – Open the test pipe valve at the highest or most distant location from the main control valve. Open the main drain valve. Note pressure gauge reading with valve open. This will indicate closed valves or obstructions in water supply lines. Note operation of the water flow alarm when the test pipe valve or main drain are opened. The test valve must be opened to activate electrically actuated systems. Test electric alarm devices by means of the test switch or contact.
 - C. Gauge test – A test gauge shall be connected at the test gauge outlet in

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order to check the reliability of the existing gauges.

- D. Notification- The concerned agencies must be notified when a supervised system is tested.
- E. Automatic sprinkler systems other than wet systems to be tested as required by the chief.

2. Standpipe Systems

A. Wet Standpipe

- 1. Flow Test – A water pressure gauge shall be used to measure measure remaining water pressure when water is flowing at the appropriate rate a recognized method (pitot gauge) shall be used to measure water flow quantities. The required water flow must be maintained for not less that 30 seconds from systems supplied by street main or gravity tanks and at least two (2) minutes from systems supplied by booster pumps or pressure tanks, system installed before 1948 shall have residual pressure of not less that 8 P.S.I. at the top most outlets.

On each riser when 20 G.P.M. is flowing from that outlet. Systems installed from 1948 to 1959 inclusive shall have residual pressure of not less than 12 P.S.I. at the top most outlets on each riser when 35 G.P.M is flowing from that outlet.

- 3. Hose- Remove hose from outlets. Examine hose for mildew, cuts, abrasions and other deterioration. Check hose coupling, gaskets and nozzles for damage and obstructions.

References:	
Approved by: Robert Ross (Director, Facilities)	Date: 08/12/2009

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