

**Water-Based Fire Protection System Inspection Guidelines for Tagging - 2011 NFPA 25
Inspection Deficiencies and Maintenance Deficiencies (Revised 12-5-2014)**

Item	Deficiency	Tag	NFPA	Action	Reference
SPRINKLER SYSTEMS					NFPA #25
Sprinklers	Leaking, corroded, painted, painted operating element or bulb or deflector or cover plate, heavily loaded, foreign materials attached to or suspended from, improper orientation, physically damaged, glass bulbs that have lost fluid	Red	Impairment	24 hour notice	5.2.1.1.1
Sprinklers	Lightly corroded, painted frame arm or boss, lightly loaded	Red	Critical	30 day notice	5.2.1.1.1
Sprinklers	Spray pattern obstructed - less than 18" below deflector (storage, signs, banner, etc.) or 36" for ESFR or large drop sprinklers	Red	Critical	30 day notice (unless an entire area of storage - 24 hour notice)	5.2.1.2
	No sprinklers in an area	N/A	N/A	Outside scope of NFPA 25 - Observation	
	Walls relocated, spacing issues	N/A	N/A	Outside scope of NFPA 25 - Observation	
Escutcheons	Missing, painted or rusted	N/A	N/A	Outside scope of NFPA 25 - Observation	
Spare sprinkler cabinet	Cabinet missing, temp. over 100°F, not proper number and type, missing wrench for each type	Red	Noncritical	30 day notice	5.2.1.4
Pipe and fittings	Leaking	Red	Impairment	24 hour notice	5.2.2.1
Pipe and fittings	Poor condition/ external corrosion, mechanical damage, external loads	Red	Noncritical	30 day notice	5.2.2
Hangers & seismic braces	Missing, damaged or loose	Red	Noncritical	30 day notice	5.2.3.1
Gauges	Poor condition	Red	Noncritical	30 day notice	5.2.4.1 13.2.7.1
Gauges	Not showing normal water/air pressure	Red	Critical	24 hour notice	5.2.4.2 13.2.7.1
Gauges	Freezer - system pressure lower than compressor	Red	Impairment	24 hour notice	5.2.4.4
Valve enclosure heating equipment	During cold weather - Not maintaining minimum 40° F temp.	Red	Noncritical	30 day notice	13.4.3.1.1 13.4.4.1.1
Alarm devices	Physical damage apparent	Red	Noncritical	30 day notice	5.2.5
Hydraulic nameplate	Not legible or missing	Red	Noncritical	30 day notice	5.2.6
Heat Tape	Not in accordance w/ manufacturer's instructions	Red	Critical	30 day notice	5.2.7
Information Sign	Not attached, illegible or missing	Red	Noncritical	30 day notice	5.2.8
Inspection reports	No previous inspection reports on site	N/A	N/A	Observation form note	
VALVE, COMPONENTS & TRIM					NFPA #25
Control valve	Improper closed position	Red	Impairment	24 hour notice	13.3.2.2
Control valve	Improper open position, leaking	Red	Critical	24 hour notice	13.3.2.2
Control valve	Not sealed, locked or supervised, not accessible, no appropriate wrench if required and no identification sign	Red	Noncritical	30 day notice	13.3.2.2
Alarm valve	External physical damage, trim valves not in appropriate open or closed position, retard chamber or alarm drain leaking	Red	Critical	30 day notice	13.4.1.1
Alarm valve	Alarm valve, strainers, filters and restricted orifices not internally inspected after 5 years	Red	Critical	30 day notice	13.4.1.2
Check valve	Check valve not internally inspected after 5 years	Red	Critical	30 day notice	13.4.2.1
Preaction valve and deluge valve	External physical damage, trim valves not in appropriate open or closed position, valve seat leaking	Red	Critical	30 day notice	13.4.3.1.6
Preaction valve and deluge valve	Electrical components not in service	Red	Impairment	24 hour notice	13.4.3.1.6
Preaction valve and deluge valve	Internal inspection of valve after trip test not acceptable	Red		30 day notice	13.4.3.1.7
Preaction valve and deluge valve	Interior of preaction valve/or deluge valve (that can be reset w/o removal of faceplate), strainers, filters, restricted orifices, and diaphragm chambers not internally inspected after 5 years	Red	Critical	30 day notice	13.4.3.1.7.1 13.4.3.1.8
Dry pipe valve and Preaction valve auxiliary drains	Missing identification sign	Red		30 day notice	13.4.4.1.3
Dry pipe valve/Quick opening device	External physical damage, trim valves not in appropriate open or closed position, intermediate chamber leaking	Red	Critical	30 day notice	13.4.4.1.4
Dry pipe valve/Quick opening device	Internal inspection of valve after trip test not acceptable	Red		30 day notice	13.4.4.1.5
Dry pipe valve/Quick opening device	Strainers, filters and restricted orifices not internally inspected after 5 years	Red	Critical	30 day notice	13.4.4.1.6
Air dryer	Not being maintained per mfg. instructions	Red		30 day notice	5.4.2.3
Air compressor	Filters not cleaned, oil not changed or other mfg. recommendations not performed	Red		30 day notice	5.4.2.4
Sprinkler pressure reducing control valves	Not in open position, not maintaining downstream pressures in accordance with the design criteria	Red	Impairment	24 hour notice	13.5.1.1
Sprinkler pressure reducing control valves	Leaking, valve damaged, handwheel missing or broken	Red	Critical	30 day notice	13.5.2.1
PRIVATE FIRE SERVICE MAINS					
Exposed piping	Leaking	Red	Impairment	24 hour notice	7.2.2.1
Exposed piping	Mechanical damage, corroded or not properly restrained	Red	Critical	30 day notice	7.2.2.1
Mainline strainers	Plugged or fouled	Red	Impairment	24 hour notice	7.2.2.3
Mainline strainers	Corroded	Red	Critical	30 day notice	7.2.2.3
Backflow prevention assemblies	Reduced pressure assemblies differential-sensing valve relief port continuously discharging	Red	Critical	24 hour notice	13.6.1.2
Fire department connection	Not accessible, couplings & swivels damaged, clapper not operating properly or missing	Red	Impairment	24 hour notice Missing FDC (never installed) - observation form note	13.7.1

Item	Deficiency	Tag	NFPA	Action	Reference
Fire department connection	Not visible, couplings and swivels do not rotate smoothly, plugs and caps or gaskets damaged or missing, check valve leaking, automatic drain not operating properly or missing	Red	Critical	24 hour notice	13.7.1
Fire department connection	Missing identification sign(s)	Red	Noncritical	30 day notice	13.7.1
Dry barrel , wet barrel & wall hydrant	Inaccessible, barrel contains ice, cracks in barrel	Red	Impairment	24 hour notice	7.2.2.4
Dry barrel , wet barrel & wall hydrant	Barrel contains water, improper drainage from barrel, leaks at outlets or top of hydrant	Red	Critical	30 day notice	7.2.2.4
Dry barrel , wet barrel & wall hydrant	Tightness of outlets, worn nozzle threads, worn operating nut, missing wrench	Red	Noncritical	30 day notice	7.2.2.4
Monitor nozzles	Damaged, corroded or leaking	Red	Critical	30 day notice	7.2.2.6
Hose/hydrant houses	Inaccessible	Red	Impairment	24 hour notice	7.2.2.7
Hose/hydrant houses	Damaged	Red	Critical	30 day notice	7.2.2.7
Hose/hydrant houses	Not fully equipped	Red	Noncritical	30 day notice	7.2.2.7
STANDPIPE & HOSE SYSTEM					
Piping	Leaking	Red	Impairment	24 hour notice	6.2.1
Piping	Poor condition/external corrosion, mechanical damage, external loads	Red	Critical	30 day notice	6.2.1
Gauges	Poor condition	Red	Noncritical	30 day notice	6.2.2.1
Gauges	Not showing normal water/air pressure	Red	Critical	24 hour notice	6.2.2.1
Hydraulic design information sign	Not securely attached or legible	Red	Noncritical	30 day notice	6.2.3
Hose connection pressure reducing valves	Handwheel broken or missing, hose threads damaged, leaking, reducer missing	Red	Critical	24 hour notice	13.5.2.1
Hose connection pressure reducing valves	Cap missing	Red	Noncritical	30 day notice	13.5.2.1
Hose rack assembly pressure reducing valve	Handwheel broken or missing, leaking	Red	Critical	24 hour notice	13.5.3.1
Master pressure reducing valve	Not in open position, not maintaining downstream pressures in accordance with the design criteria	Red		24 hour notice	13.5.4.1
Master pressure reducing valve	Leaking, valve and/or trim damaged, supply pressure not in accordance with design criteria	Red		30 day notice	13.5.4.1
Hose valves	Leaking, visible obstructions, caps missing or damaged, hose threads damaged, valve handle not missing or damaged, cap gasket damaged or deteriorated, no restricting device	Red	Critical	24 hour notice	13.5.6.1
Hose	Cuts, couplings not of compatible threads	Red	Critical	30 day notice	6.2.1 NFPA 1962
Hose	Deterioration, no gasket or damaged gaskets	Red	Critical	30 day notice	6.2.1 NFPA 1962
Hose	Mildew present, corrosion present, hose not connected	Red	Noncritical	30 day notice	6.2.1 NFPA 1962
Hose nozzle	Missing, broken parts or thread gasket damaged	Red	Critical	30 day notice	6.2.1 NFPA 1962
Hose storage	Hose not properly racked or rolled, nozzle clip missing, nozzle not contained, damaged, obstructed	Red	Critical	30 day notice	6.2.1 NFPA 1962
Cabinet	Corroded or damaged parts, not easy to open, not accessible, not identified, door glazing in poor condition, lock not functioning in break glass type, valve, hose nozzle, fire extinguisher, etc. not readily accessible	Red	Critical	30 day notice	6.2.1 NFPA 1962