



PREVENTION MANUAL

FIRE EXTINGUISHING SYSTEMS

405.16 SPRINKLER AND STANDPIPE SYSTEMS – INSPECTOR’S CHECKLIST (RESPONSIBILITY OF THE OWNER OR OCCUPANT)

EFFECTIVE: JANUARY 2012

SCOPE

Sprinkler and standpipe systems inspectors’ checklist.

PURPOSE

The purpose of this policy is to clarify the State requirements for inspections of fire sprinkler and standpipe systems.

BACKGROUND

State of California Required Maintenance

1. The State of California requires all water-based fire protection systems to be inspected, tested, and maintained according to the frequency requirements of the NFPA 25, 2006 California Edition. Chapter 4 of this document, General Requirements: Responsibility of the Owner or Occupant specifies the responsibilities of owners of property that have water-based fire protection systems.

REQUIREMENTS

The following outline gives a brief overview of the State requirements*. For clarification or a complete listing of requirements, please refer to the cited document. A separate form is available describing the required inspections.

1. The property owner or occupant is responsible for quarterly maintenance inspections of water-based fire protection systems.
2. The property owner may pass on the authority for inspection, testing, and maintenance of water-based fire protection systems on his/her property to the occupant, management firm, or managing

individual through specific provisions in the lease, written use agreement, or management contract.

3. By means of periodic inspections, tests and maintenance, the equipment shall be maintained in good operating condition and repaired as necessary.
 4. The inspection, testing, and maintenance shall be performed by personnel who have developed competence through training and experience.
 5. The systems' maintenance includes the following: The building owner or occupant shall not make changes in the occupancy, the use or process, or the materials used or stored in the building, without evaluation of the fire protection systems for their capability to protect the new occupancy, use, or materials. If changes are necessary, contact the Fire Prevention Division.
 6. Records of all inspections, tests, and maintenance shall be maintained by the owner.
 7. If the water-based fire protection system becomes impaired, the system shall be tagged as described in Chapter 14 of the 2006 California Edition of NFPA 25. The owner shall be or assign an impairment coordinator for compliance with the requirements of Chapter 14.
- * The 2006 California Edition of NFPA 25 must be consulted for a complete list of the specific requirements.