

NFPA® 25 – 2017 Edition

Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

Table 5.1.1.2
Summary of Sprinkler System Inspection, Testing, and Maintenance

Item	Frequency	Reference
Inspection		
Antifreeze sign	Annually	5.2.9
Control valves		Chapter 13
Fire department connections		Chapter 13
Gauges (wet and deluge systems)	Quarterly	Chapter 13
Gauges (dry and preaction systems)	Monthly/quarterly	Chapter 13
Hanger/braces/supports	Annually	5.2.3
Heat tracing	Per Manufacturer's requirements	5.2.6
Hydraulic design information sign	Annually	5.2.5
Information Signs	Annually	5.2.7, 5.2.8, 5.2.9
Internal piping condition		Chapter 14
Pipe and Fittings	Annually	5.2.2
Sprinklers	Annually	5.2.1
Sprinklers (Spare)	Annually	5.2.1.4
Supervisory Signal Devices (except valve supervisory switches)	Quarterly	5.2.4
System valves		Chapter 13
Valve supervisory signal devices	Quarterly	5.2.4
Waterflow alarm devices	Quarterly	5.2.4
Test		
Antifreeze solution	Annually	5.3.3
Control Valves		Chapter 13
Gauges	5 Years	Chapter 13
Main Drain		Chapter 13
Sprinklers	At 50 years and every 10 years thereafter	5.3.1.1.1, 5.3.1.1.1.1, 5.3.1.1.1.2

Item	Frequency	Reference
Sprinklers	At 75 years and every 5 years thereafter	5.3.1.1.1.5
Sprinklers (extra high or greater temperature solder type)	5 years	5.3.1.1.1.4
Sprinklers (Fast-response)	At 20 years and every 10 years thereafter	5.3.1.1.1.3
Sprinklers (Harsh Environments)	5 Years	5.3.1.1.2
Supervisory signal devices (except valve supervisory switches)		Chapter 13
System Valves		Chapter 13
Valve supervisory signal devices		Chapter 13
Waterflow alarm devices (Mechanical)	Quarterly	5.3.2.1
Waterflow alarm devices (vane and pressure switch type)	Semiannually	5.3.2.2
Maintenance		
Valves (all types)		Chapter 13
Low-point drains (dry pipe system)		Chapter 13
Sprinklers & automatic spray nozzles protecting commercial cooking equipment and ventilation systems	Annually	5.4.1.7, 5.4.1.7.1
Investigation		
Obstruction		Chapter 14

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Table 13.1.1.2

Summary of Valves, Valve Components, and Trim Inspection, Testing, and Maintenance

Item	Frequency	Reference
Inspection		
<i>Backflow Prevention Assemblies:</i>		
Reduced pressure	Weekly/monthly	13.6.1
Reduced pressure detectors	Weekly/monthly	13.6.1
Fire Department Connections	Quarterly	13.7.1
<i>Check Valves:</i>	5 years	13.4.2.1
<i>Interior</i>		
<i>Control Valves:</i>		
Sealed	Monthly	13.3.2.1.1
Locked or electrically supervised	Quarterly	13.3.2.1.2
<i>Dry Pipe Valves/Quick-Opening Devices:</i>		
Gauges	Daily/weekly	13.4.4.1.1
Enclosure (during cold weather)	Monthly	13.4.4.1.4
Exterior	Annually	13.4.4.1.5
Interior	5 years	13.4.4.1.6
Strainers, filters, orifices		
<i>Deluge Valves:</i>		
Enclosure (during cold weather)	Monthly	13.4.3.1.6
Exterior	Annually/5 years	13.4.3.1.7
Interior	5 years	13.4.3.1.8
Strainers, filters, orifices		
<i>Preaction:</i>		
Enclosure (during cold weather)	Monthly	13.4.3.1.6
Exterior	Annually/5 years	13.4.3.1.7
Interior	5 years	13.4.3.1.8
Strainers, filters, orifices		
<i>Pressure Reducing and Relief Valves:</i>		
Sprinkler systems	Annually	13.5.2.1
Hose connections	Annually	13.5.3.1
Hose racks		
Fire Pumps	Weekly	13.5.7.1, 13.5.7.1.1
Casing relief valves	Weekly	13.5.7.2, 13.5.7.2.1
Pressure relief valves		
<i>Valve Supervisory Signal Initiating Device</i>		
<i>Supervisory Signal Devices (except valve supervisory switches)</i>	Quarterly	13.2.8.1
<i>Alarm Valves:</i>		
Exterior	5 years	13.4.1.2
Interior	5 years	13.4.1.2
Strainers, filters, orifices		
Hose Valves	Quarterly	13.6.1
Testing		
Backflow Prevention Assemblies	Annually	13.7.2
<i>Control Valves:</i>		
Position	Annually	13.3.3.1
Operation	Annually	13.3.3.1

Item	Frequency	Reference
Valve Status Test	After the control valve is reopened	13.3.3.4
Supervisory	Annually	13.3.3.5.1
<i>Deluge Valves</i>		
Trip Test	Annually/3years	13.4.4.2.3, 13.4.4.2.3.3
<i>Dry Pipe Valves/ Quick-Opening Devices:</i>		
Air leakage	3 Years	13.4.5.2.9
Priming water	Quarterly	13.4.5.2.1
Low air pressure alarm	Quarterly	13.4.5.2.6
Quick-opening devices	Quarterly	13.4.5.2.4
Trip test	Annually	13.4.5.2.2
Full flow trip test	3 years	13.4.5.2.2.2
<i>Gauges</i>		
	5 Years	13.2.7.2, 13.2.7.3
<i>Main Drains</i>		
	Annually/ quarterly	13.2.5, 13.2.5.2
<i>Preaction Valves:</i>		
Priming water	Quarterly	13.4.3.2.1
Low air pressure alarms	Quarterly	13.4.3.2.10
Trip Test	Annually/3 years	13.4.3.2.2, 13.4.3.2.3
Air leakage	3 Years	13.4.3.2.5
<i>Pressure Reducing and Relief Valves</i>		
Sprinkler systems	5 years full/ Annually	13.5.1.2, 13.5.1.3
Circulation relief	Annually	13.5.6.1.1
Pressure relief valves	Annually	13.5.6.2.3
Hose connections	5 years	13.5.2.2
Hose racks	5 years/Annually	13.5.3.2, 13.5.3.1
Hose Valves	Annually/3 years	13.6.2, 13.6.2.2
<i>Waterflow Alarms</i>		
	Quarterly/ semiannually	13.2.6.1.2, 13.2.6.2.2
<i>Supervisory Signal Devices (except valve supervisory switches)</i>		
	Annually	13.2.8.2
Maintenance		
Control Valves	Annually	13.3.4
Dry Pipe Valves/ Quick-Opening Devices	Annually	13.4.5.3
Hose Valves	As needed	13.6.3
Preaction Valves	Annually/5 Years	13.4.3.3.2, 13.4.3.3.3
Deluge Valves	Annually/5 Years	13.4.3.3.2, 13.4.4.3.2.1