



City of
Burnaby

City of Burnaby Fire Department
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Automatic Sprinkler, Stand Pipe, Hose Systems and Private Fire Mains

Inspection, Testing and Maintenance

Water-based fire protection systems shall be inspected, tested and maintained in conformance with NFPA 25, “Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.”

4.4 Records.

4.4.1* Records shall be made for all inspections, tests and maintenance of the system and its components and shall be made available to the authority having jurisdiction upon request.

4.4.2 Records shall indicate the procedure performed (e.g., inspection, test, or maintenance), the organization that performed the work, the results and the date.

4.4.3* Records shall be maintained by the property owner.

4.4.4 As-built system installation drawings, hydraulic calculations, original acceptance test records, and device manufacturer’s data sheets shall be retained for the life of the system.

4.4.5 Subsequent records shall be retained for a period of 1 year after the next inspection, test, or maintenance of that type required by the standard.

A.4.4.1 Typical records include, but are not limited to, valve inspections; flow, drain, and pump tests; and trip tests of dry pipe, deluge, and preaction valves.

Computer programs that file inspections and test results should provide a means of comparing current and past results and should indicate the need for corrective maintenance or further testing.

Acceptance test records should be retained for the life of the system or its special components. Subsequent test records should be retained for a period of 1 year after the next test. The comparison determines deterioration of system performance or condition and the need for further testing or maintenance.