

## Annual Sprinkler Inspection Report

Building Name The Mondrian DATE: December 6, 2019  
Address 324 Laurier Ave West  
Ottawa, Ontario  
Job/Contact No. 53746  
Inspector Conducting Test Blair MacDonald Signature: \_\_\_\_\_  
Company Issuing this Report Pyron Fire Protection Inc.  
Company Address 5-2900 Sheffield Road  
Ottawa, Ontario, K1B 1A4  
Company Telephone 613-860-3473

### 1. GENERAL

#### A. TO BE ANSWERED BY THE OWNER OR OWNERS REPRESENTATIVE

- (a) Have there been any changes in the occupancy classification, machinery or operations since the last inspection? Y ☐ N ☒ NA ☐
- (b) Have there been any changes or repairs to the fire protection system since the last inspection? Y ☐ N ☒ NA ☐
- (c) If a fire has occurred since the last inspection, have all damaged sprinkler components been replaced? Y ☐ N ☒ NA ☐
- (d) Has the piping in all dry systems been checked for proper pitch within the past 5 years? Y ☐ N ☒ NA ☐  
Date last checked \_\_\_\_\_
- (e) Has the piping in all systems been checked for obstructive materials? Y ☐ N ☐ NA ☒  
Date last checked \_\_\_\_\_
- (f) Have all fire pumps been tested to their full capacity through the use of hose streams or flow meters within the past 12 months? Y ☒ N ☐ NA ☐
- (g) Are gravity, surface or pressure tanks protected from freezing? Y ☐ N ☐ NA ☒
- (h) Are any of the sprinklers 50 years or older? Testing and/or replacement is recommended. Y ☐ N ☒ NA ☐
- (i) Is the piping 50 years old or older? Internal inspection and flushing is recommended. Y ☐ N ☒ NA ☐
- (j) Are any extra high temperature solder sprinklers regularly exposed to temperatures near 300 degrees F? Y ☐ N ☐ NA ☒

#### B. TO BE ANSWERED BY THE INSPECTOR

- (a) Is the building occupied? Y ☒ N ☐ NA ☐
- (b) Have the sprinkler systems been extended to all visible areas of the building? Y ☐ N ☒ NA ☐
- (c) Does there appear to be proper clearance between the top of all storage and the sprinkler deflector? Y ☒ N ☐ NA ☐
- (d) Are the building areas protected by a wet system heated, including its blind attics and perimeter areas, where accessible? Y ☒ N ☐ NA ☐
- (e) Are all visible exterior openings protected against the entrance of cold air? Y ☒ N ☐ NA ☐
- (f) Are all systems in operation Y ☒ N ☐ NA ☐

## 2. CONTROL VALVES

(a) Are all valves in the appropriate open or closed position?

Y ☒ N ☐ NA ☐

(b) Are all the control valves sealed or supervised in the open position?

Y ☒ N ☐ NA ☐

VALVE	TYPE	SIZE	VALVE OPEN	VALVE SECURED	VALVE SIGNS	REMARKS
back flow preventer # 1	butterfly	6	✓	✓	✓	
back flow preventer # 2	butterfly	6	✓	✓	✓	
main water entry	OS&Y	8	✓	✓	✓	
fire pump bypass # 1	butterfly	4	✓	✓	✓	
fire pump bypass # 2	butterfly	4	✓	✓	✓	
low pressure riser valve	butterfly	4	✓	✓	✓	
fire pump discharge	butterfly	4	✓	✓	✓	
fire pump inlet	OS&Y	6	✓	✓	✓	
fire pump test header	butterfly	4	✓	✓	✓	
fire hose riser stair B south	butterfly	4	✓	✓	✓	
fire hose riser stair C	butterfly	4	✓	✓	✓	
fire hose riser stair B north	butterfly	4	✓	✓	✓	
fire hose riser stair A	butterfly	4	✓	✓	✓	
P1 dry sprinkler shut off	butterfly	4	✓	✓	✓	
P2 dry sprinkler shut off	butterfly	4	✓	✓	✓	
P3 dry sprinkler shut off	butterfly	4	✓	✓	✓	
23rd floor window valve	butterfly	1.25	✓	✓	✓	
24th floor window valve	butterfly	1.25	✓	✓	✓	
6th floor	butterfly	2	✓	✓	✓	
garbage chute shut off	butterfly		✓	✓	✓	
retail valve	butterfly	4	✓	✓	✓	
standpipe retail	butterfly		✓	✓	✓	
loading dock tamper	butterfly		✓	✓	✓	

## 3. Water Supplies

(a) Water Supply Source City ☒ Private ☐Supply Pressure 70 psi System Pressure \_\_\_\_\_

## (b) Main Drain Water Flow Test Results:

Operational Y ☒ N ☐ NA ☐ Water Flow Test at Sprinkler Riser Y ☒ N ☐ NA ☐  
 Drain Able to Carry Away Full Flow Y ☒ N ☐ NA ☐ Pressure Fire Pumps & Tanks Y ☒ N ☐ NA ☐  
 Pressure Fire Pump & City Y ☒ N ☐ NA ☐

WATER SOURCE & SIZE	DATE	MAIN DRAIN LOCATION	SIZE OF TEST PIPE	VALVE OPEN	STATIC PRESSURE	FLOWING PRESSURE
City 8"	12/2019	P1 sprinkler room	2"	✓	70 psi	70 psi

## 4. TANKS AND F.D. CONNECTIONS

- (a) Do gravity, surface or pressure tanks appear to be in good external condition? Y ☐ N ☐ NA ☒  
 (b) Are gravity, surface and pressure tanks at the proper pressure and/or water levels? Y ☐ N ☐ NA ☒  
 (c) Are fire department connections in satisfactory condition, couplings free, caps or plugs in place and check valves tight Y ☒ N ☐ NA ☐  
 (d) Are fire department connections visible and accessible? Y ☒ N ☐ NA ☐

### Wet Systems Paddle Flow Switch Table

SYSTEM OR ZONE NUMBER	DESCRIPTION OF AREA COVERED	SIZE MAKE AND MODEL	ALARM RESPONSE TIME	ANNUNCIATION
5 2 0387	23rd floor window flow	1.25" Potter	24 sec	✓
5 2 0385	24th floor window flow	1.25" Potter	21 sec	✓
2 2 0415	6th floor	2" Potter	26 sec	✓
1 2 0179	garbage chute flow	Potter	14 sec	✓
1 2 0167	fire hose riser stair B south	4" Potter	13 sec	✓
1 2 0171	fire hose riser stair C	4" Potter	34 sec	✓
1 2 0170	fire hose riser stair B north	4" Potter	23 sec	✓
1 2 0165	fire hose riser stair A	4" Potter	20 sec	✓
1 2 0403	1st floor retail	4" Potter	29 sec	✓

#### 6. Dry Systems

- (a) Date of previous trip tests? 6/2018
- (b) Are the air pressure and priming water levels normal?
- (c) Has the operation of the air or nitrogen sysem been tested?
- (d) Is it in service?
- (e) Were all low points drained during this inspection?
- (f) Did all quick opening devices operate satisfactory?
- (g) Did all dry pipe valves operate satisfactorily?
- (h) Do dry pipe valves appear to be protected from freezing?
- (i) Were dry pipe valves tripped with the control valve fully open?
- (j) Were dry pipe valves tripped with the control valve partially open?

Y ☒ N ☐ NA ☐

Y ☒ N ☐ NA ☐

Y ☒ N ☐ NA ☐

Y ☒ N ☐ NA ☐

Y ☐ N ☐ NA ☐

Y ☐ N ☐ NA ☐

Y ☐ N ☐ NA ☐

Y ☐ N ☐ NA ☐

Y ☐ N ☐ NA ☐

SYSTEM OR ZONE NUMBER	DESCRIPTION OF AREA COVERED	VALVE SIZE MAKE AND MODEL	WATER PRESSURE	AIR PRESSURE	TRIP TEST			
					TRIP TIME	TIME TO OUTLET	TRIP POINT AIR PRESSURE	ALARM OPERATION
1 2 0202	P1 parking	Viking 4" Model F-1	150 psi	48 psi				✓
1 2 0182	P2 parking	Viking 4" Model F-1	140 psi	50 psi				✓
1 2 0186	P3 parking	Viking 4" Model F-1	140 psi	48 psi				✓

- (a) Did all water gongs operate? Y ☐ N ☐ NA ☒
- (b) Did all the electric alarms operate Y ☒ N ☐ NA ☐
- (c) Did all the supervisory alarms operate Y ☒ N ☐ NA ☐
- (d) Were all zone flow switches tested for alarm through an inspectors test valve Y ☒ N ☐ NA ☐

## 8. Sprinkler Piping

- (a) Do sprinklers generally appear to be in good external condition? Y ☒ N ☐ NA ☐
- (b) Do sprinklers generally appear to be free of corrosion, paint, or loading and visible obstructions? Y ☒ N ☐ NA ☐
- (c) Are extra sprinklers and wrenches available on the premises? Y ☒ N ☐ NA ☐
- (d) Does the exterior condition of piping, drain valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory? Y ☒ N ☐ NA ☐
- (e) Are sprinklers have proper temperature ratings for their locations? Y ☒ N ☐ NA ☐
- (f) Have all sprinklers, in range hood protection, been replaced within the last year? Y ☐ N ☐ NA ☒

## 9. Explanation of NO answers for section 1 through 8

1x sprinkler gauge is due for replacement.

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Sprinkler coverage not extended throughout building. As per design and build.

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## 10. Inspector Recommendations

The inspector recommends the following improvements to comply with the Fire Code, however these suggestions are not the result of an engineering survey.

Trip testing of dry sprinkler systems to happen on semi annual inspection (summer months).

Drain All Moisture Traps.

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