TRIUS

LIFE AND FIRE SAFETY

TFS TREMBLAY FIRE SOLUTIONS

SPRINKLER SYSTEM INSPECTION

2 The Parkway Ottawa, Ontario

Prepared July 2018

Date of Service:	Last Service Date:	Work Order Number:
July 30,2018		

Building Name:	Contact Person:	Phone:
		Fax:
Address:	**Owner/Strata Number:**	**Phone:**
2 The Parkway		**Fax:**
City: / **Postal Code:**	**Monitoring/Central Station:**	**Phone:**
Ottawa		**Fax:**

This form is intended to provide the owner or fire inspector with an overview of what fire protection systems exist in the building and which systems were inspected and tested by a qualified technician. The applicable reports indicated below are attached hereto and comprise _____ pages. The attached reports comply with Canadian Inspection Standards upon which they are based.

There is fire protection equipment located at the above referenced address that has not been tested in accordance with the Provincial Fire Code. YES ☐ NO ☐

Building Life Safety & Emergency Systems	✓	Tested By FP #	Initial	Comments
Fire Alarm System Test Report	N/A			
Unit Emergency Lighting Test Report	N/A			
Sprinkler Systems - Monthly Test Report	N/A			
Sprinkler Systems – Annual Test Report	✓		CL	
Standpipe Systems – Semi Annual Test Report	N/A			
Standpipe Systems – Annual Test Report	N/A			
Fire Pump Test Report	✓		CL	
Backflow Prevention Device Test Report	✓		CL	
Fire Extinguishers Test Report	N/A			

The information on this form (and in the documents attached here-to) attest to the fact that the equipment listed here-in was tested/inspected in conformance with applicable codes, bylaws, standards, and the manufacturer's requirements by a qualified technician. The equipment was left in an operational condition except as noted in the spaces marked "comments". This document has been provided to the building owner's representative who has acknowledged receipt of same below. A copy should be maintained on the premises for examination by the Fire Marshal or Inspector at their request.

TRIUS LIFE AND FIRE SAFETY CHRIS LYTLE		July 30,2018	Chris Lytle
Service Manager		**Date**	**Owner or Authorized Agent**

Building Sprinkler Systems Tests

TFS TREMBLAY FIRE SOLUTIONS

Date of Service:	Last Service Date:		
July 30,2018			
Daily ☐	**Weekly** ☐	**Monthly** ☐	**Quarterly** ☐
Semiannual ☐	**Annual** ☒	**Third Year** ☐	**Fifth Year** ☐

Building Name:	Contact Person:	Phone:	
		Fax:	
Address:	**Owner/Strata Number:**	**Phone:**	
2 The Parkway		**Fax:**	
City: / **Postal Code:**	**Central Station:**	**Phone:**	
Ottawa		**Fax:**	

System	#1	#2	#3	#4	#5
Wet	✓				
Dry pipe partial test	N/A				
Dry pipe full flow test	N/A				
Deluge	N/A				
Pre-action	N/A				
Other	N/A				
Area of coverage	All				
Manufacturer	Shot gun riser				
Model					
System Water Pressure	125 psi				
Supply Water Pressure	46 psi				
System Air Pressure	N/A				
Trip Pressure	N/A				
Trip Time	See devices				

System	#6	#7	#8	#9	#10
Wet					
Dry pipe partial test					
Dry pipe full flow test					
Deluge					
Pre-action					
Other					
Area of coverage					
Size (gallons)					
Manufacturer					
System Water Pressure					
Supply Water Pressure					
System Air Pressure					
Trip Pressure					
Trip Time					

Yes	No	Visual Pre-Inspection Check
☐	☐	Hydraulic Calculation Label in place? Date on Label: ____ Date of last compressor service: ____
		Designer: ____ Engineer: ____
☐	☒	Corrosion evident? Sprinkler Heads ☐ Joints ☐ Hangers ☐ Supply/Riser/Distribution Piping ☐ Valves ☐
		Corrosion is: Minor ☐ Moderate ☐ Severe ☐ Condition of heat tracing/insulation: Good ☐ Fair ☐ Poor ☐ NA ☐
☐	☒	Replacement of affected components is indicated. ("Yes" answer detailed in remarks section)
☒	☐	Remarks concerning the system have been made? (Please refer to the Comments/Remarks section of this report.)

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Technician	Certification Number		Owner or Authorized Agent
Chris Lytle	19-992767	July 30,2018	*Chris Lytle*

Date:	July 30,2018		
Building Name:		**Address:**	2 The Parkway

Important: All daily, weekly, monthly, and quarterly inspection and testing items on this form shall be done during the Annual Inspection. Exceptions must be documented in the "Remarks/Comments" section of this report. Please attach testing data sheets for each system tested.

System Number:

"✓" = Yes - Tested correctly "X" = No - Did not test correctly (NO answers are detailed in "Comments/Remarks") "NA" = Not applicable

Sprinkler System Inspection

Daily / weekly if low temperature alarms are installed.

NA (a) Enclosures - dry-pipe or deluge valves maintaining 40F/4C?

NA (b) Heat trace controllers power "on" and/or trouble status

Weekly

NA Relief port on reduced pressure backflow prevention assemblies are free from discharge?

NA **Weekly items which can be performed monthly if supervised or locked.**

NA Gauges on dry, pre-action and deluge systems in good condition?

NA Inspect air pressure and water pressure?

Control valves and isolation valves on backflow prevention devices:

Y (a) in correct (open or closed) position?

Y (b) Sealed, locked or supervised and accessible?

Quarterly Inspection items.

NA Pre-action and deluge valves inspected externally & free from damage?

Y Trim valves in open or closed position & no leakage at valve seat?

NA Electrical components in service?

16 Gauges wet pipe in good condition and normal water pressure is being maintained?

NA Dry pipe valve/quick opening devices shall be inspected externally.

Y Backflow prevention assemblies shall be inspected (locked or properly supervised by an acceptable electrical means).

Y Control valves shall be inspected.

Y Alarm valves shall be inspected externally.

NA **Heat Tracing** - check pipe insulation for cuts or abrasions.

NA Check Controller Power "on".

NA Check exposed cable/connectors for chaffing, cuts, or abrasions.

NA Oil level in normal range on air compressor?

Condition of oil in sight glass? Clean ☒ Cloudy ☐ Dirty ☐

NA Filter checked? Replacement required? Yes ☐ No ☒ NA ☐

NA Belt checked for proper tension? Condition? Good ☒ Worn ☐

Y Inspect electrically supervised valves?

Y Alarm devices inspected to verify they are free from physical damage?

Hydraulic name plate is properly affixed to the sprinkler riser?

NA Pressure regulating control valves shall be inspected.

NA Sprinkler pressure regulating & control valves shall be inspected.

Y Fire department connection?

Annual inspection items.

Y Buildings - prior to freezing weather?

Y Hangers and seismic braces inspected from floor level?

Y Pipe and fittings shall be inspected from floor level?

Y Sprinklers shall be inspected from floor level?

Y Spare sprinklers shall be inspected?

NA Interior of dry pipe valve shall be inspected at time of trip test?

NA Pre-action/deluge valves shall be inspected internally?

NA Interior of dry-pipe , pre-action, deluge valves internal inspection?

NA **Heat Tracing** - Check all connections tight, clamped & undamaged.

NA Check heat trace controller for trouble and ground fault response.

NA Check heat trace controller interconnection to fire alarm system.

Fifth year inspection items.

16 Alarm valves & strainers, filters and restriction orifices passed internal inspection?

NA Pre-action/deluge valve and their associated strainers, filters and restriction orifices pass internal inspection?

NA Dry pipe valves/quick opening devices internally inspect strainers, filters & orifices?

NA Check Valves internally inspected and all parts operate properly, move freely and are in good condition?

NA Interior of dry-pipe, pre-action, deluge valves internal inspection?

Sprinkler System Testing

Quarterly Tests

Y Main drain test (Reference NFPA 25 Section 12.2.6.1)

Y Water flow alarms passed tests?

Y Control valves opened until spring or torsion is felt in the rod?

Y Valve supervisory switches indicate movement?

Y Low air pressure alarms tested in as per mfg.s requirements?

NA Pre-action/deluge valves (supervised) priming water tested?

NA Alarm device, test on dry pipe, pre-action or deluge system using bypass?

Y Inspectors test connection opened? (wet pipe when not freezing)

NA Bypass connection opened? (wet pipe, dry pipe, pre-action and deluge systems when not freezing)

NA Dry pipe valves/Quick opening devices (supervised) priming water tested for compliance with manufacturers' instructions?

NA Quick opening devices passed test?

Annual Testing

NA Are all sprinklers in service dated 1920 or later?

Y Fast Response sprinklers in service for less than 20 yrs

NA If "NO" test sample now and every 10 years?

Record anti-freeze Specific Gravity: See notes

Y All control valves operated thru full range and returned to normal?

NA Pressure regulating valve shall pass a full flow test.

Y Backflow prevention assemblies have been tested by an agency acceptable to the local authority? Date: July 30,2018

NA Standard sprinklers less than 50 yrs old. If "no" has a sample been tested within 10yrs, If "no" test sample now and every 10yrs.

NA Low temperature alarms in dry pipe, pre-action and deluge valve enclosure passed test?

Y Main Drain test shall be conducted on each system riser?

Record Static pressure:	46	PSIG ☒	KPAG ☐
Residual pressure:	FP	PSIG ☒	KPAG ☐

Y Are results comparable to previous tests?

Date:	July 30,2018		
Building Name:		**Address:**	2 The Parkway

Sprinkler System Testing Continued:

Pre-action and deluge valve full flow trip test: (Note: Except where water cannot be discharged, test all systems simultaneously.)

NA Water discharge from all nozzles unimpeded?

Pressure reading at hydraulically most remote nozzle: NA PSIG ☐ KPAG ☐

Residual pressure reading at valve: _____ PSIG ☐ KPAG ☐

NA Was flow observed?

NA Are above readings comparable to design values?

NA Manual activation devices passed test?

NA Automatic air pressure maintenance devices passed test?

Dry pipe valve partial flow trip test: Garage / Garbage room

Initial air pressure:			PSIG ☒ KPAG ☐
Water pressure:			PSIG ☒ KPAG ☐
Trip air pressure:			PSIG ☒ KPAG ☐
Tripping time:			Seconds

NA Are the results comparable to previous test?

NA Post indicator valves opened until spring or torsion is felt in rod.

Y Auto air maintenance devices on dry pipe & pre-action passed test?

NA All sprinkler pressure regulating control valves passed full flow test?

Dry-pipe full flow trip test (to be done every 3rd year):

NA Was water delivered to inspectors test connection?

Initial air pressure:	NA	PSIG ☐	KPAG ☐
Water pressure:	NA	PSIG ☐	KPAG ☐
Trip air pressure:	NA	PSIG ☐	KPAG ☐
Tripping time:	NA	Seconds	

NA Are above results comparable to previous tests?

Tests to be done every fifth year:

NA Extra High, Very Extra High and Ultra High Temp sprinklers tested?

16 Gauges checked against calibrated gauge or replaced?

Sprinkler System Maintenance Items

Regular Maintenance Items

Y If sprinklers have been replaced, were they proper replacements?

NA Air leaks in dry-pipe system resulting in air pressure loss more than 10 psi/week repaired?

NA Dry-pipe systems being maintained in dry condition?

If any of the following were discovered, was an obstruction investigation conducted and the system flushed? Yes ☐ No ☐

NA 1. Defective intake screen for pumps taking suction from open sources?

NA 2. Obstructive material discharged during water flow tests?

NA 3. Foreign materials found in dry-pipe valves, check valves or pumps?

NA 4. Heavy discoloration of water during drain test or plugging of inspectors test connection?

NA 5. Plugging of sprinklers found during activation or alteration?

NA 6. Plugging found in piping dismantled during alterations?

NA Failure to flush yard piping or surrounding public mains following new installation or repairs?

NA Record of broken mains in the vicinity?

NA Abnormally frequent false tripping of dry-pipe valves?

NA System is returned to service after an extended period of non-service?

NA There is reason to believe the system contains sodium silicate?

Annual Maintenance Items

Y Operating stem of all OS&Y valves lubricated, completely closed. and reopened?

NA Interior of dry-pipe, pre-action and deluge valves cleaned?

Y Low points drained in dry pipe, pre-action & deluge systems after completing test?

NA Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for bulb- type which show no sign of grease buildup?

Remarks/Comments:

Deficiencies

1. Glycol in both systems are too dirty to read on meter. Also there is no glycol smell when tested. Both glycol loops to be flushed and re-filled.
2. Hydrant by front entrance requires annual flow testing.
   .

Recommendations

1. N/A

Notes

1. System was normal at departure.
2. Sprinkler walkthrough for units completed by fire techs.

Fire Pump Tests

Date of Service: July 30,2018		**Last Service Date: N/A**	
Daily ☐	**Weekly** ☐	**Monthly** ☐	**Quarterly** ☐
Semiannual ☐	**Annual** ☒	**Third Year** ☐	**Fifth Year** ☐

Building Name:	**Contact Person:**	**Phone:**	
		Fax:	
Address:	**Owner/Strata Number:**	**Phone:**	
2 The Parkway		**Fax:**	
City: **Postal Code:**	**Central Station:**	**Phone:**	
Ottawa		**Fax:**	

Summary of Tests in accordance with the Fire Code and NFPA requirements.

Visual Inspection	Lead Pump	Standby Pump
Is the pump ULC listed?	YES	
Is there a proper test header?	NO	
Are there any check valves in the suction piping contrary to NFPA 20-5.14.9?	N/A	
If required, have backflows or check valves been installed at a minimum of 10 pipe diameters from the suction flange?	YES	
If a butterfly valve has been installed on the suction side of the fire pump was it at a minimum of 50ft from the suction flange?	N/A	
If suction piping and pump inlet are not the same size was an eccentric reducer used as per NFPA 20-5.14.6.4?	YES	
Is there a pressure gauge at the discharge flange as per NFPA 20-5.10.1(that is twice the working pressure)?	YES	
Is there a pressure and vacuum gauge on the suction flange as per NFPA 20-5.10.2(only required if pressure drops below 20psi)	N/A	
Is there a circulation pressure relief valve? (Min.3/4" up to 2500gpm and 1" above that as per NFPA 20-5.11.1.5)	YES	
Is there an air relief installed as per NFPA 20-6.3.3?	N/A	
Is there a bypass check valve c/w inlet and outlet valves in the open position as per NFPA 20-5.14.4?	YES	
If the fire pump discharge pressure exceeds 175psi is there a relief valve installed as per NFPA 20-5.15?	N/A	
Is there a pressure maintenance jockey pump installed as per NFPA 20-5.24	YES	
Are the pressure sensing lines for the jockey and fire pump controllers installed as per NFPA 20-10.5.2.1.6.1	YES	
Controller Operation		
Does the pump start when operated manually on normal power?	YES	
Does the pump start when operated manually on backup power?	N/A	
Does the pump start when operated automatically on normal power?	YES	
Does the pump start when operated automatically on backup power?	N/A	
Does the pump require to be shut off manually?	YES	
If the pump stops automatically, is there a timer to delay the shut-off? What is the timer set at?	N/A	
Will the controller automatically start the generator in case of normal power loss?	N/A	
Fire pump start pressure	100 psi	N/A
	ON	OFF
Jockey Pump	115 psi	125 psi
Excess Pressure Pump		

ANNUAL LEAD FIRE PUMP FLOW TEST

Flow	Suction Pressure (PSI)	Discharge Pressure (PSI)	Net Pump Pressure (PSI)	Pump Speed (RPM)	Pitot Pressure	Size of header outlet	No. of Nozzles Flowed	Size of test nozzle used during test	Volume of water flowed (GPM)	Volume achieved?
Churn	42	135	93		N/A	N/A	N/A	N/A	N/A	Yes
100%	44	125	81		12 psi	2 ½	1	1 1/8	300	Yes
150%	40	115	75		26 psi	2 ½	1	1 1/8	450	Yes
150% Generator	N/A									
	Volts	Lead #1	Lead #2	Lead #3		**Amps**	Lead #1	Lead #2	Lead #3	
Churn		616	616	617			14.4	14.3	14.2	
100%		615	615	617			20.8	21.0	21.4	
150%		614	614	615			23.4	23.7	23.7	

Rated Flow: 300 gpm
Rated Pressure: 80 psi
Pressure at 150%: 65 psi
Pressure at 0%: 87 psi
Motor Voltage: 575V
Motor Horsepower: HP
Motor RPM: 3500 rpm
Impeller Dia: 7.05”

Equipment Required: See notes

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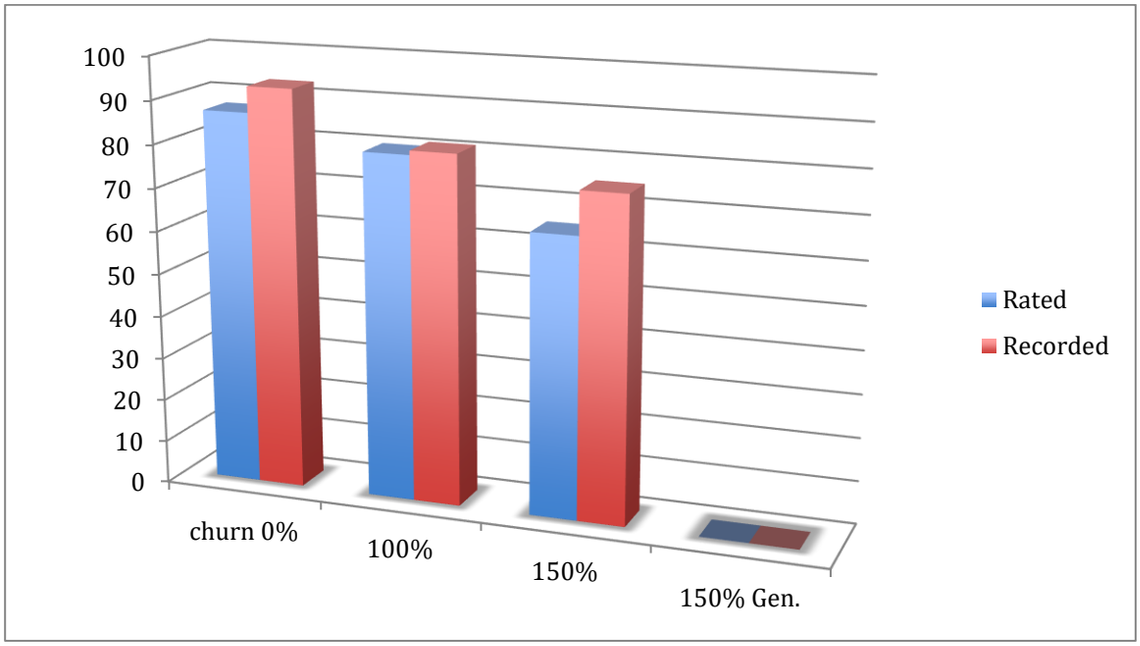
CHRIS	19-992767	July 30,2018	*Chris Lytle*
Technician	**Certification Number**	**Date**	**Owner or Authorized Agent**

FIRE PUMP FLOW CHART



Rated – Information found on the info plate supplied with the fire pump from the original manufacture.

Recorded – Information gathered during the flow test of the fire pump.

TFS TREMBLAY FIRE SOLUTIONS

Back Flow Tests

Date of Service: July 30,2018		Last Service Date: N/A	
Daily ☐	Weekly ☐	Monthly ☐	Quarterly ☐
Semiannual ☐	Annual ☒	Third Year ☐	Fifth Year ☐

Building Name:	Contact Person:	Phone:	
		Fax:	
Address:	Owner/Strata Number:	Phone:	
2 The Parkway		Fax:	
City: / Postal Code:	Central Station:	Phone:	
Ottawa		Fax:	

Summary of Tests in accordance with the Fire Code and NFPA requirements.

Inspection	Information	Notes
Make of Assembly	Watts	
Model Number	757	
Serial Number		
Size of Back Flow	4”	
Type of Back Flow	DC	
Location of Back Flow	Sprinkler Room	Sprinkler incoming
Type of Test	Annual	

Operation	Pressure	Passed	Failed	Notes
Shut Off Valve #1		✓		
Shut Off Valve #2		✓		
Check Valve #1	2.2 psi	✓		
Diff. Pressure Relief Valve				
Check Valve #2	2.4 psi	✓		
Line pressure at time of test	46 psi			

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CHRIS LYTLE	09533-16	July 30,2018	Chris Lytle
Technician	Certification Number	Date	Owner or Authorized Agent

TERMS AND CONDITIONS

1. **Limitations of Liability;** Limitations of Remedy. Customer understands and agrees that Truis Life and Fire Safety (Company) is not an insurer and that insurance coverage, if any, shall be obtained be the Customer and that amounts payable by the Company hereunder are based upon the value of the services and the scope of liability set forth in this agreement and are irrelevant to the value of the Customers property and/or the property of others located on the premises. Customer agrees to exclusively use their insurance provider to recover for injuries and damages in the event of any loss or injury. Customer releases and waives all right of recovery against Company arising by way of subrogation. Truis Life and Fire Safety makes no guaranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or service supplied by Company will avert or detect occurrences or the consequences therefrom that the equipment or services was designed to avert or detect.
   Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from incidences, or the consequences therefrom. Which the equipment and/or services were designed to avert or detect. Should Truis Life and Fire Safety be found liable for any losses, injuries or damages arising from failure of the equipment or service in any respect, Company's liability shall be limited to the amount equal to the agreement price of the work being performed. In the event that this agreement covers multiple sites, liability shall be limited to the contract value of the site where the incident occurred. **In no event shall Company be liable for any injury, loss, damage, or any other claim surfacing from any servicing, alterations, modifications, changes, or movements of the covered system(s) or any of its component parts by the customer or any third party. Company shall not be liable for indirect, incidental or consequential damages of any kind, including but not limited to damages arising from the use, loss of the use, performance, or failure of the covered system(s) to perform.** The limitations put forth in this agreement shall acclimatize to the benefit of all parents, subsidiaries and affiliates of Company, whether direct or indirect, Company's employees, agents, officers and directors.
2. **Indemnity.** Customer agrees to indemnify, hold harmless and defend Company against any and all losses, costs, damages, including expert fees and costs, and expenses including reasonable defense costs, arising from any third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions.
3. **Limited Warranty**. Company warrants that its workmanship and material furnished under this agreement will be free from defects for a period of three (3) months from the date of furnishing. Where Company provides equipment or product of others, Company will warrant the equipment or product only to the extent warranted by such third party. Company work that has not been subject to accident, misuse or abuse. Company work that has not been modified, altered, defaced, or had repairs made or attempted by others. That Company be immediately notified in writing within ten (10) days of first knowledge of defect by owner or his agent.
4. **Site Equipment.** This represents Company's notice to you that the system(s) and/or devise(s) are the Customers responsibility. Customer agrees that any equipment listed as temporary or permanently disconnected are no longer in service and, thus, cannot detect, perform or/and report occurrences or transmit signals.
5. **Hazardous Materials.** Customer agrees that, unless written notice is given, to the best of Customer's knowledge, there is no permit required confined space(s), asbestos or asbestos containing material, risk of infectious disease, need for air monitoring, respiratory protection or other medical risk. Or any other condition that could be deemed to be "hazardous conditions". If "hazardous conditions" are discovered during the course of the Company's work, the discovery shall be deemed an event beyond the Company's control and Company shall have no obligation to complete the work in the area where the hazard exist until the area has been made safe by the customer at the customers expense and certified in writing by an independent testing agency proving area is safe to return to work. Customer is also required to pay for disruption expenses caused by such events as determined by Company. All Company agreements do not provide for the cost of capture, containment, and/or disposal of any hazardous waste materials encountered in Customer's sites and/or systems. Said materials shall at all times be the responsibility and property of the Customer. Company shall at no time be responsible for testing, removing or disposal of Customer's hazardous materials.
6. **General.** Unless otherwise written, work shall be completed during the hours of 8:00AM and 4:00PM. All work done outside these hours is subject to review and rebilling in accordance with Company's premium rates. Company shall at no time be held responsible for failure to render services due to causes beyond the control of the Company. The terms of this agreement shall govern notwithstanding any inconsistent or additional terms and conditions in any purchase order or other documents presented by Customer.
7. **Leaks.** Customer agrees that leaks created during testing are out of the Company's control and Company will not be held responsible for any such problem(s). In the event that a valve is found not holding during testing or after Company has left site, Customer will be responsible for having leak repaired.