

**DRY PIPE SPRINKLER  
MAINTENANCE**

Effective date: 08/84  
Revision date : 04/10  
Review date: 08/12

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Policy:

Ensure that dry pipe sprinkler system is installed, inspected and maintained according to prevailing NFPA code requirements.

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Prevailing Codes and Standards:

TJC EC 02.03.05, NFPA 13

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PM Cross Reference:

1. Contractor checks - Equip # FIR EXT SY, task 19, craft 20.
2. Dry pipe - Equip # DRY PIP B and C, task 21, craft 20.

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Location:

Medical School basement buildings B and C

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Procedure:

**I. PM Inspections In-House**

- A. Monthly - The following actions are performed and documented by the PM system:
  1. Dry pipe systems: (Medical School B-C Bldg.)
    - a) Record dry pipe system air pressure.
    - b) Record receiver tank pressure.
    - c) Set air compressor switch to automatic.
- B. Quarterly - The following actions are performed and documented by the PM system:
  1. Check the dry pipe sprinkler system for the proper air pressure.
  2. Ensure that the sprinkler control valves are free and in good repair.
  3. Ensure that the air compressors start and stop at the proper pressures.
  4. Inspect and/or adjust sprinkler head clearance to the proper height.

**II. Contractor Annual Maintenance (See Fire Contractor and Fire Jurisdiction Policies)**

- A. Trip test both dry pipe sprinkler systems in the Medical School.
- B. Inspect the water diaphragms for serviceability on the Medical School dry pipe systems and service and/or replace as needed.
- C. Reset the dry pipe sprinkler systems.
- D. Provide certification