



CITY OF PITTSBURGH

Department of Public Safety | Bureau of Building Inspection

Luke Ravenstahl, Mayor | Michael H. Huss, Director | Sergei C. Matveiev, Chief

TO ALL COMMERCIAL PROPERTY OWNERS/OCCUPANTS WITHIN THE CITY OF PITTSBURGH PA

The Department of Public Safety, Bureau of Building Inspection and the Bureau of Fire are pleased to announce that we are participating in a partnered evaluation to improve our community rating and accurately record the latest information about properties within the City of Pittsburgh. The Bureau of Building Inspection, the Bureau of Fire, and Insurance Services Office (ISO), Inc., a nationwide insurance information organization, will complete this project during July, 2009. As part of the evaluation process, ISO determines how much water is needed to fight structural fires at commercial properties within our service area.

ISO representatives will be visiting commercial locations in the city. They will update their existing information that includes construction features, area, occupancy, and other related items. All ISO field representatives carry business cards and photo identification credentials to ensure that the person contacting you is properly representing ISO.

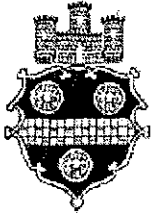
If your property has a fire sprinkler system, the ISO representative will need to review the sprinkler system components and maintenance records. Please have such records available (copy of last testing record).

Your cooperation with the ISO representative will greatly enhance the accuracy of the Fire Service's classification, and would certainly be appreciated. A more accurate classification allows all commercial property owners the ability to realize the benefits of an improved fire protection classification for our community.

If you have any questions, please contact Carey Carroll at 412-255-2175.

Sincerely,

Sergei C. Matveiev, AIA/MCP
Chief, Bureau of Building Inspection



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TESTING REQUIREMENTS FOR BUILDING FIRE PREVENTION SYSTEMS

SPRINKLER SYSTEM INSPECTION, TESTING, and MAINTENANCE

NFPA 25

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Alarm devices	Insp	Quarterly	5 2 6
Gauges (dry, preaction, & deluge)	Insp	Weekly/monthly	5 2 4 2, 5 2 4 3
Gauges (wet)	Insp	Monthly	5 2 4 1
Control valves	Insp	Weekly/monthly	Table 12.1
Hydraulic nameplate	Insp	Quarterly	5 2 7
Hanger/seismic bracing	Insp	Annually	5 2 3
Pipe & fittings	Insp	Annually	5 2 2
Sprinklers	Insp	Annually	5 2 1
Spare sprinklers	Insp	Annually	5 2 1.3
Fire Department Connections	Insp	Quarterly	Table 12 1
Alarm devices	Test	Quarterly	5 3 3
Main drain	Test	Annually	Table 12 1
Antifreeze solution	Test	Annually	5 3 4
Gauges	Test	5 years	5 3 2
Sprinklers- extra high temp	Test	5 years	5 3 1 1 1.3
Sprinklers - fast response	Test	20 yrs Then 10 yrs	5 3 1.1 1.2
Sprinklers - fast response	Test	50 yrs Then 10 yrs	5 3 1.1 1
Valves (all types)	Maint	Annually/as needed	Table 12 1
Obstruction investigation	Maint	5 Yrs /as needed	13 2 1, 13 2.2
Low point drains (dry syst.)	Maint	Annually/as needed	12 4 4 3.3

STANDPIPE & HOSE SYSTEM INSPECTION, TESTING, & MAINTENANCE

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Pressure regulating devices	Insp	Quarterly	Table 12 1
Piping	Insp	Quarterly	6 2 1
Hose connections	Insp	Quarterly	Table 12 1
Cabinet	Insp	Annually	NFPA 1962
Hoses	Insp	Annually	NFPA 1962
Hose storage device(s)	Insp	Annually	NFPA 1962
Alarm device	Test	Quarterly	Table 12 1
Hose Nozzel	Test	Annually	NFPA 1962
Hose storage device(s)	Test	Annually	NFPA 1962

STANDPIPE & HOSE SYSTEM INSPECTION, TESTING, & MAINTENANCE

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Hose	Test	5 yrs /3 yrs	NFPA 1962
Pressure control valve	Test	5 years	Table 12.1
Pressure reducing valve	Test	5 years	Table 12.1
Hydrostatic test	Test	5 years	6.3.2
Flow test	Test	5 years	6.3.1
Main drain test	Test	Annually	Table 12.1

FIRE PUMP INSPECTION, TESTING & MAINTENANCE

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Pump house, heat/ventilation	Insp	Weekly	8.2.2(1)
Fire pump system	Insp	Weekly	8.2.2(2)
Pump operation - no flow	Test	Weekly	8.3.1
Pump operation - flow condition	Test	Annually	8.3.3.1
Hydraulic	Maint	Annually	8.5
Mechanical transmission	Maint	Annually	8.5
Electrical system	Maint	Varies	8.5
Controller, various components	Maint	Varies	8.5
Diesel engine, various components	Maint	Varies	8.5
Motor	Maint	Annually	8.5

WATER SPRAY FIXED SYSTEM INSPECTION, TESTING & MAINTENANCE

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Backflow preventer	Insp	Annually	Chapter 12
Control valves (sealed)	Insp	Weekly	Chapter 12
Control valves (locked, supervised)	Insp	Monthly	Chapter 12
Drainage	Insp	Quarterly	10.2.8
Fittings	Insp	Quarterly	10.2.4, 10.2.4.1
Fittings (rubber gasketed)	Insp	Quarterly	10.2.4.1
Pressure tank	Insp		10.2.10, Chapt 9
Suction tanks	Insp		10.2.10, Chapt 9
Flushing	Oper. Test	Annually	10.2.1.3
Main drain test	Oper. Test	Quarterly	Chapter 12
Manual release	Oper. Test	Annually	10.2.1.3, 10.3.6
Nozzels	Oper. Test	Annually	10.2.3.1, 10.2.3.1.6
Strainers	Oper. Test	Annually	10.2.3.1, 10.2.1.7
Water spray system test	Oper. Test	Annually	Sec 10.3, Chapt 12
Water flow alarm	Oper. Test	Quarterly	Chapter 5

FOAM-WATER SPRINKLER SYSTEM INSPECTION, TESTING, & MAINTENANCE

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Discharge device location (sprinkler)	Insp	Annually	11 2 5
Discharge device position (sprinkler)	Insp	Annually	11 2 5
Discharge device location (nozzel)	Insp	Monthly	11 2 5
Discharge device position (nozzel)	Insp	Monthly	11 2 5
Drainage in system area	Insp	Quarterly	11 2 8
Proportioning system(s) - all	Insp	Monthly	11 2 9
Pipe/fittings damage/corrosion	Insp	Quarterly	11 2 3
Hangers/supports	Insp	Quarterly	11 2 4
Complete system	Test	Annually	11 3 3 6
Proportioning system(s) - all	Test	Annually	11 2 9

CLEAN AGENT SUPPRESSION INSPECTION, TESTING, & MAINTENANCE**NFPA 2001**

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Enclosure inspection	Insp	Annually	6 4
Container test	Insp	5 yrs	6 2 1, 6 2 2
Hose	Test	5 yrs	6 3 2.1
Detection devices	Insp	Semi- annual	

WET CHEMICAL SUPPRESSION SYSTEM INSPECTION, TESTING & MAINTENANCE

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Chemical weight	Insp	Semi- annual	7 1 4
Manual actuators	Insp	Semi- annual	7 2 2
Releasing devices, hoses, nozzels	Insp	Semi- annual	7 3 2
Chemical, pressure vessels (hydro test)	Test	12 years	7 5 1

FIRE DETECTION & ALARM INSPECTION, TESTING, & MAINTENANCE**NFPA 72**

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>	<u>REFERENCE</u>
Batteries, dry cell	Test	Monthly	Table 10 4 3
Batteries, dry cell, lead acid discharge dry cell	Test	Quarterly	Table 10 4 3
Batteries, all, load voltage test	Test	Quarterly	Table 10 4 3
Supervisory signal devices (no tampers)	Test	Quarterly	Table 10 4 3
Batteries, discharge, specific gravity, load	Test	Semi-annual	Table 10 4 3
Waterflow, tamper switches	Test	Semi-annual	Table 10 4 3
Complete system	Test	Annually	Table 10 4 3



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ISO SPRINKLER TESTING REQUIREMENTS

2" MAIN DRAIN TEST

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>
Both wet and dry sprinkler systems	Test	Yearly

DRY VALVE TRIP TEST (dry sprinkler systems)

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>
Trip Test	Test	Yearly
Full Flow Trip Test	Test	Every 3 Years

INTERNAL PIPE EXAM FOR DRY SYSTEMS (dry sprinkler systems)

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>
After the system is installed, the first internal pipe exam	Exam	15 years
Second internal pipe exam	Exam	10 years later
Subsequent internal pipe exams	Exam	Every 5 years

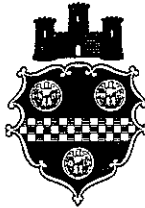
FIRE PUMP TEST

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>
Fire Pump Test	Test	Yearly

SPRINKLER HEADS

<u>ITEM</u>	<u>ACTIVITY</u>	<u>FREQUENCY</u>
Sprinkler Heads	Test	After 50 years
After the first testing, the head then needs to be tested	Test	Every 10 years
Fast Response Heads	Test	After 20 years
And then again	Test	Every 10 years

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DEPARTMENT OF PUBLIC SAFETY
BUREAU OF BUILDING INSPECTION
200 Ross Street, Room 320
Pittsburgh, PA 15219



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City of Pittsburgh Recognized Third Party Inspection Agencies Approved for Testing of Fire Prevention Systems

Plans Examiners, Inc.
6450 Steubenville Pike
Pittsburgh, PA 15205
(412) 787 – 1510

International Code Consultants
123 Commonwealth Drive, Suite B
Warrendale, PA 15086-7503
(412) 654 – 5616

Middle Department Inspection Agency
10320 Perry Highway
P.O. Box 1356
Wexford, PA 15090
(412) 931-3028

Code Enforcement Associates, LLC
PO Box 103
Elizabeth, PA 15037
1(866) 410-4952

* This list is subject to change without notice as new TPAs become recognized by The City of Pittsburgh's Bureau of Building Inspection.