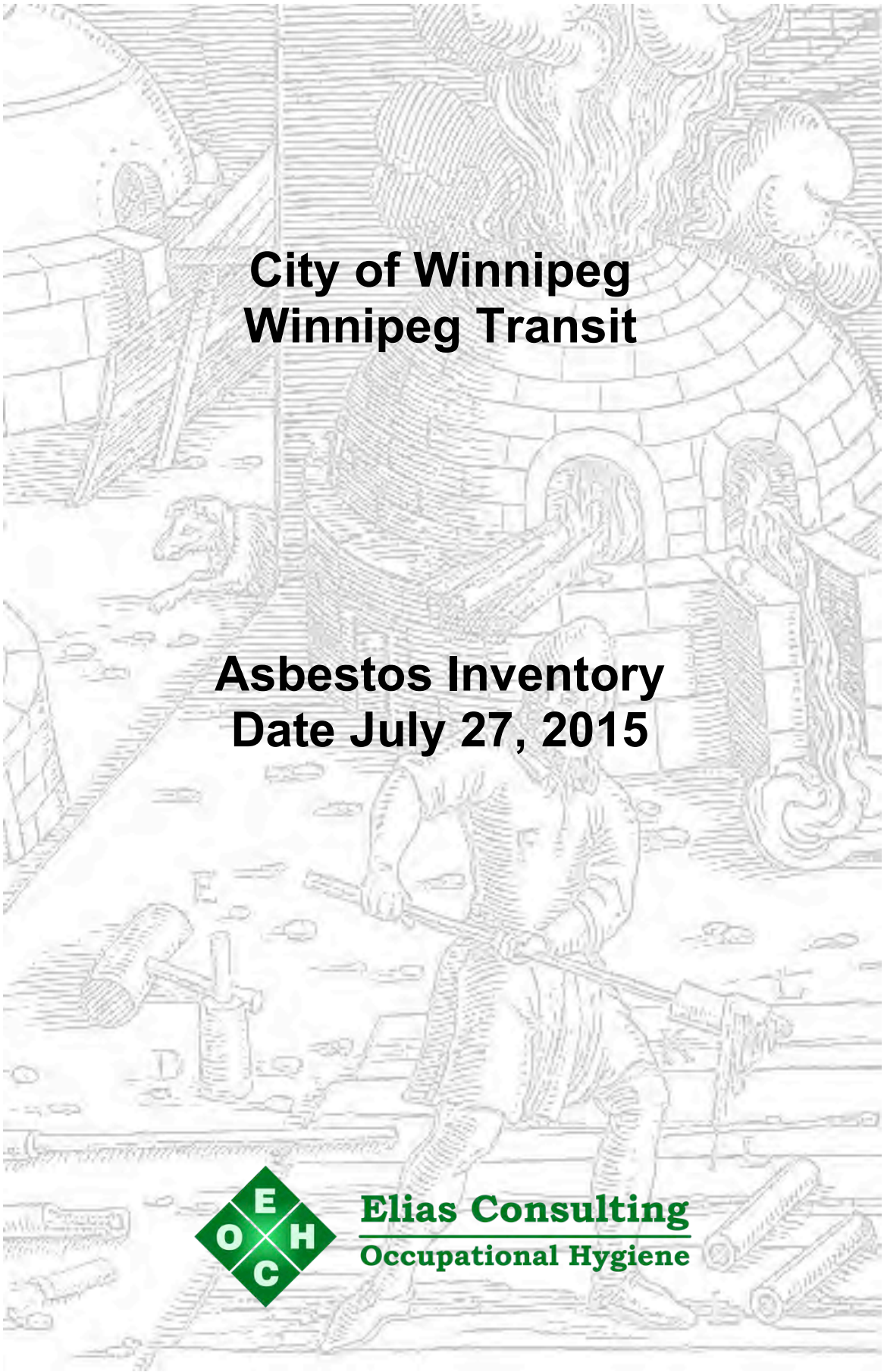


City of Winnipeg
Winnipeg Transit

Asbestos Inventory
Date July 27, 2015

Elias Consulting
Occupational Hygiene

Elias Consulting
Occupational Hygiene

108 Turnbull Drive Winnipeg MB R3V 1X2
T: 204-261-1770 www.eliasconsulting.ca
F: 204-275-1171 www.adjustingtlvs.com
C: 204-998-5710 alison@eliasconsulting.ca

July 27, 2015 Project: 15-A-167-2

Priya Nayar, P.Eng, BSc, MSc
Asset Management Project Engineer
Winnipeg Transit
421 Osborne Street
Winnipeg MB R3L 2A2

Re: Asbestos Inventory

Elias Occupational Hygiene Consulting Inc. is pleased to submit our Occupational Hygiene Report for the asbestos inventory at 421 Osborne and 1520 Main St.

In order to plan a maintenance program, please call at your convenience. Should you have any questions or require additional assistance please contact Alison Reineke.

For Elias Occupational Hygiene Consulting Inc.

Alison Reineke, BHEc, BSc, CIH, ROH, CRSP
Occupational Hygienist

Occupational Hygiene Report

Asbestos Inventory

City of Winnipeg
Winnipeg Transit

Project Number 15-A-167-2

Date of Survey: July 8 & 9, 2015
Date of Report: July 27, 2015

Survey Performed by:

Alison Reineke, BHEc, BSc, CIH, ROH, CRSP
Elias Occupational Hygiene Consulting Inc.
108 Turnbull Drive
Winnipeg, Manitoba
R3V 1X2

Winnipeg Transit
Asbestos Inventory

SCOPE OF PROJECT / BACKGROUND

This project was carried out in order to fulfill the Manitoba requirements to inspect asbestos containing materials on an annual basis. Asbestos containing materials were inspected at the 421 Osborne St. and 1520 Main St. facilities.

METHOD

The last inventory database (Excel spreadsheet) was used to identify the locations of asbestos containing materials at the two facilities. The asbestos containing materials were visually assessed to determine the condition of the materials. Photographs of materials in need of repair were taken, unfortunately not all the photographs turned out well.

RESULTS AND OBSERVATIONS

The following observations indicate the condition of the asbestos containing materials and the presumed asbestos containing materials as of July 8th and 9th. The results are provided in updated Excel spreadsheets.

421 Osborne St.
Building A, Maintenance

See Appendix A for approximate locations marked on a floor plan.

Pipe insulation inside the metal heaters is not readily visible. It may have been removed however without confirmation, asbestos may be present inside the heater which may only be accessible when the heater is taken apart for maintenance. Since any possible asbestos is enclosed there is no significant concern, risk of exposure would only occur during major maintenance activities.

Pipe insulation located above asbestos ceiling tiles was not assessed. Due to the nature of the ceiling tiles, they were not removed, which may disturb the asbestos.

Stairwells

Both maintenance stairwell and public stairwell, stucco need repair

North Offices (Inside Heater Cabinets)

Operations Supervisor's office, pipe elbow needs repair

South Offices

Payroll & Records office, pipe elbow needs repair above ceiling

Women's Washroom

Pipe joint above ceiling needs repair

Second Floor Offices

Manager of HR, pipe fitting inside heater needs repair

Manager of Service Development, pipe fitting inside cabinet needs repair

Stores

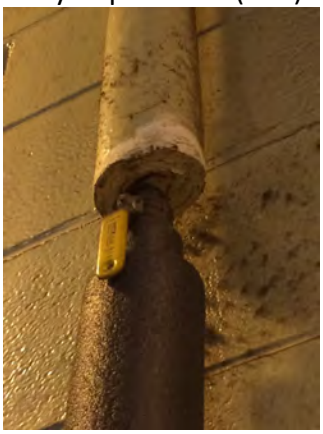
Tire Storage, plaster columns, need repair

Receiving Bay, spray on insulation, needs repair

Northwest Corner, isolation gasket of AHU needs repair

Body Repair

Body Repair Area (106) near Stores Office, Pipe insulation needs repair



Aisle way East of Paint Booth #4

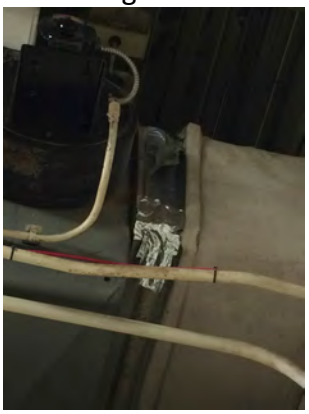
Plaster columns near washrooms need repair

Locker Area & Washroom

Ceiling tiles need repair

Carpenter Shop

Isolation gasket of AHU needs repair



Paint Booths 1, 2, & 3

Plaster Columns need repair

Booth 1 & 3 - Duct Insulation on bottom corners need repair

General Repair Area (108)

Washroom plaster walls need repair

Parking Meter Repair Room

Floor tiles need repair

421 Osborne St.
Building B, Storage Tracks

See Appendix B for approximate locations marked on a floor plan.

The Basement Track Storage Stairwell location was unable to be found. However it has not been removed from inventory on the chance that the location may be recognized at a later date.

Second Level North Lunchroom/Washroom

Wall plaster needs repair

Maintenance Bay 2

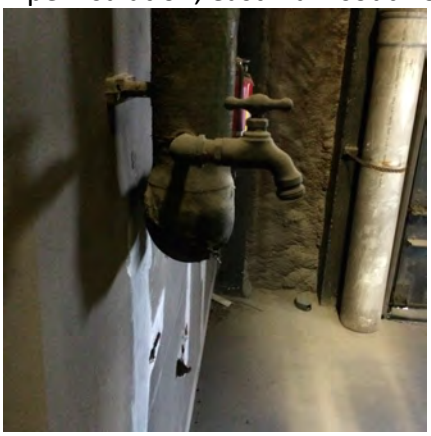
Pipe elbow insulation on west wall mid-way needs repair

Storage Track 13-24

Pipe insulation, east wall: north end & mid-way needs repair

Storage Track 25-36

Pipe insulation, east wall: south end 2 fittings & mid-way needs repair



Drywall northwest corner needs repair & near NE Sprinkler Room

Northeast Sprinkler Room

Pipe elbow insulation needs repair

1520 Main St.

See Appendix C for approximate locations marked on a floor plan.

Locker Room

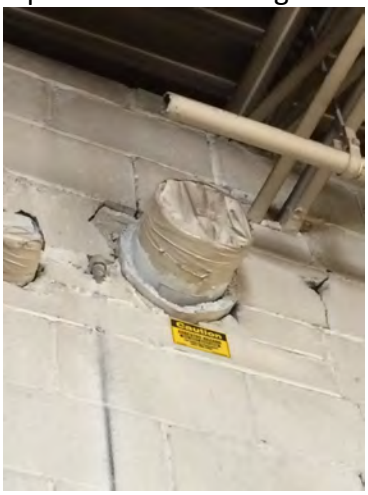
Above women's locker room, pipe insulation needs repair

Television Lounge

Pipe insulation needs repair

Area 27 (Storage)

Pipe insulation through the wall cavity, needs repair



DISCUSSION AND CONCLUSIONS

The repairs/removal mentioned above are all relatively minor. They can be repaired using Type 1 asbestos precautions or Type 2.

The priority repairs would be (in order):

421 Osborne, Building A, Maintenance

Manager of HR, pipe fitting inside heater needs repair

Manager of Service Development, pipe fitting inside cabinet needs repair

Operations Supervisor's office, pipe elbow needs repair

1520 Main St.

Television Lounge, pipe insulation needs repair

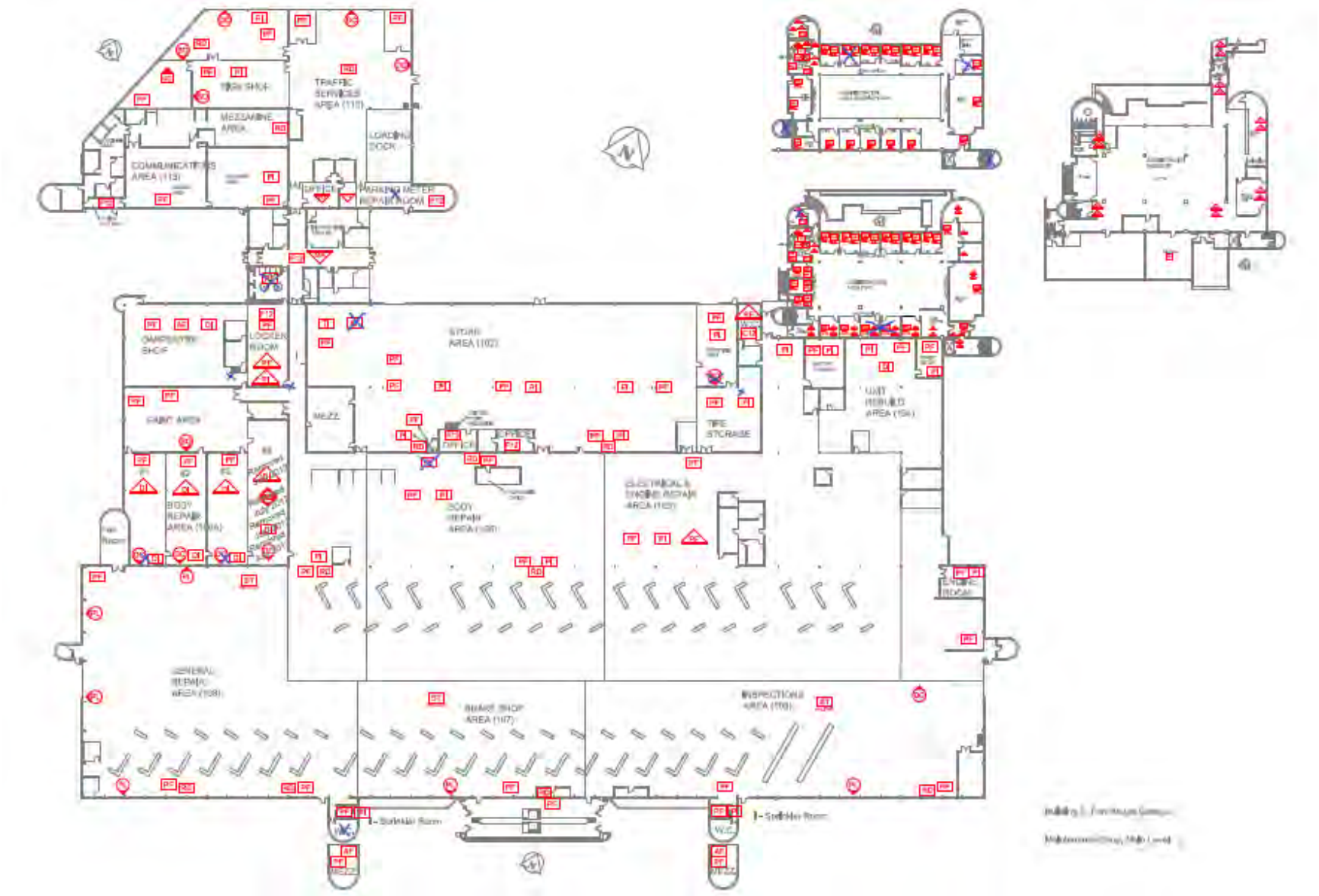
421 Osborne, Building A, Maintenance

Booth 1 & 3 - Duct Insulation on bottom corners need repair

Stairwells, both maintenance stairwell and public stairwell, stucco need repair

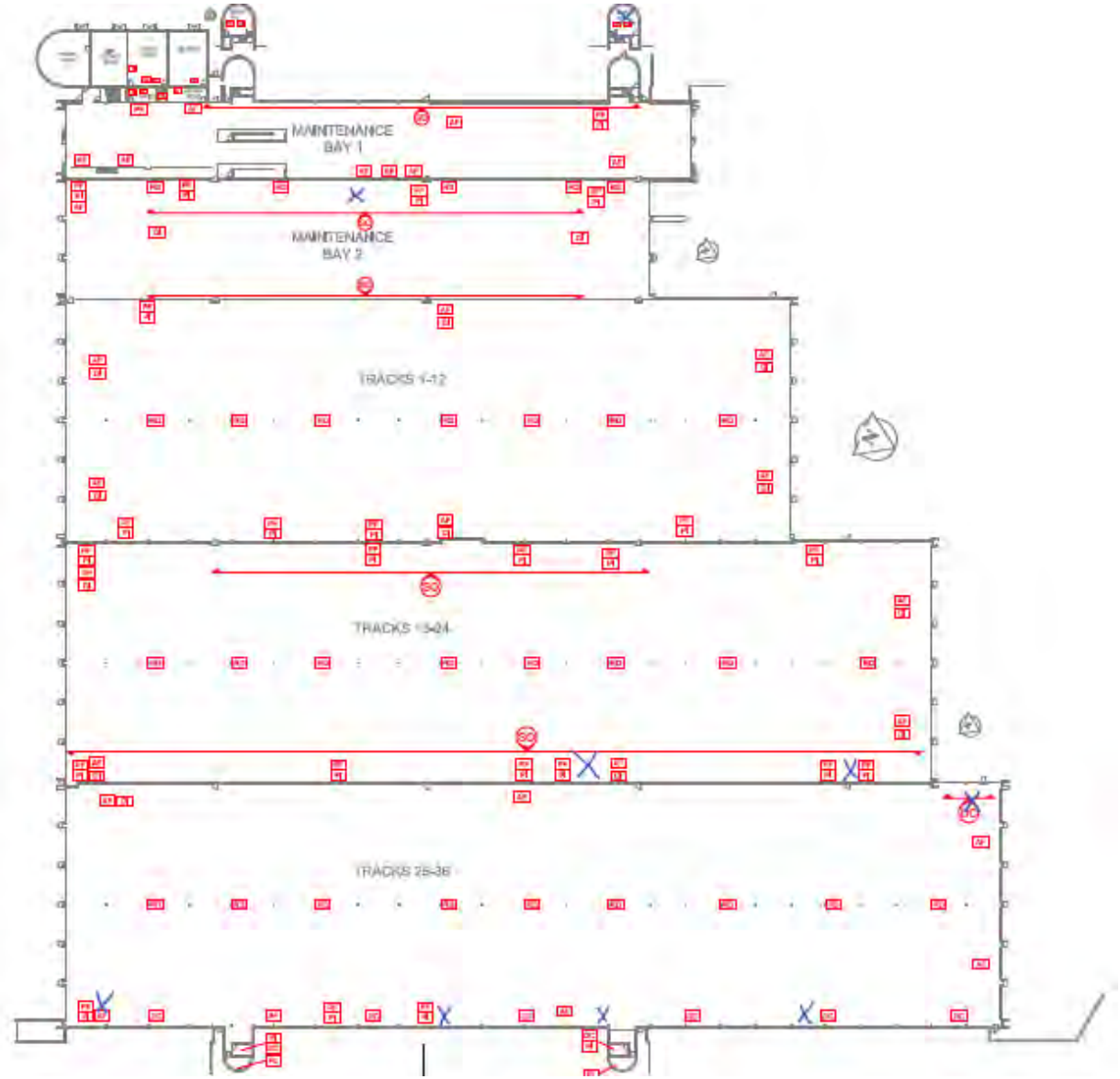
Appendix A

421 Osborne St. Building A, Maintenance



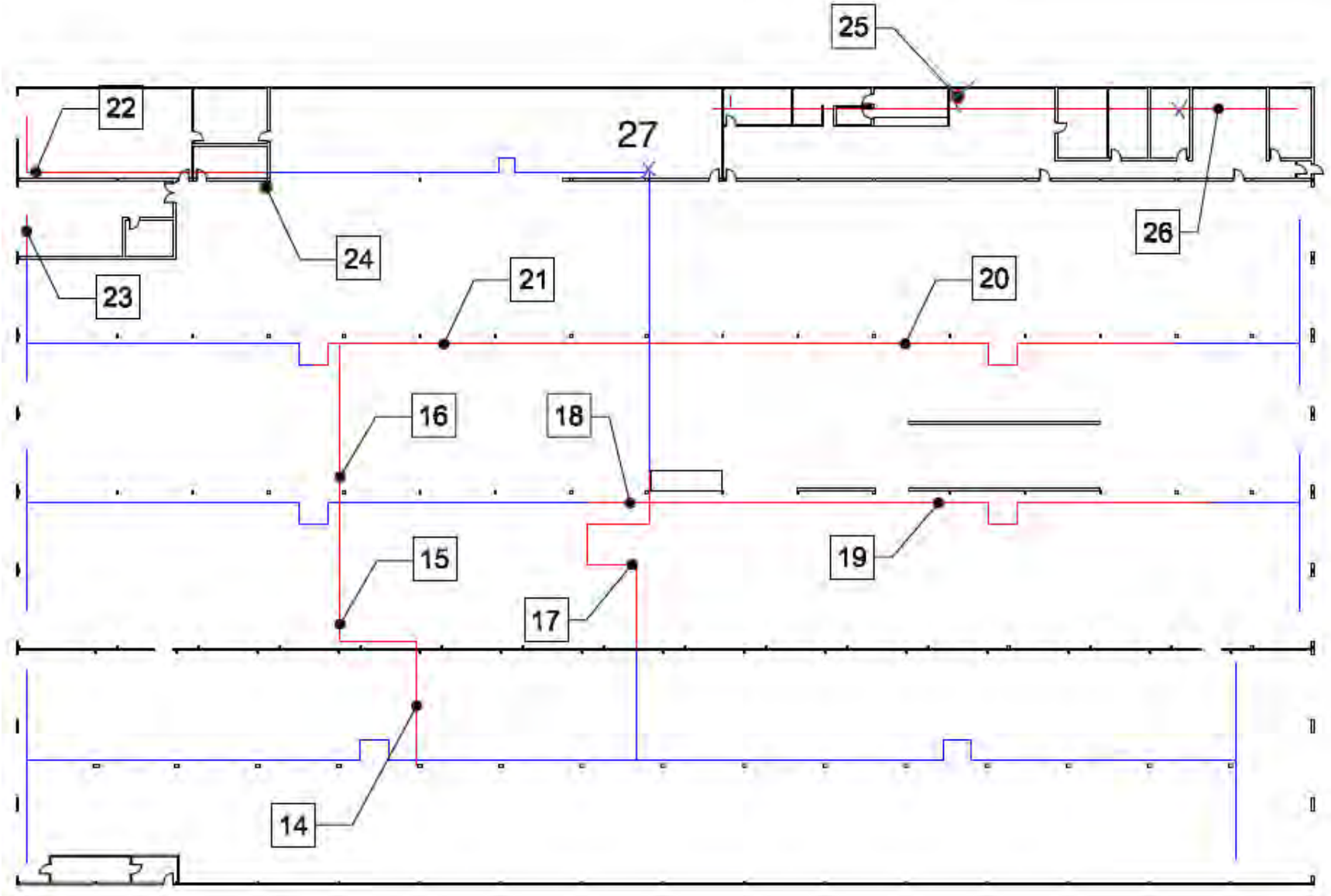
Appendix B

421 Osborne St. Building B, Storage Tracks



Appendix C

1520 Main St.



Chubb Edwards
82 Terracon Place
Winnipeg, MB
R2J 4G7
Tel (204) 633-5248 Fax (204) 632-5341

Chubb EDWARDS

November 28, 2014

Troy Life & Fire Safety
Unit 7 – 1333 Niakwa Road East
Winnipeg, Manitoba
R2J 3T5

Subject: November 2014-ANNUAL TEST AND MAINTENANCE INSPECTION AGREEMENT
Location: Winnipeg Transit, 421 Osborne, Winnipeg, Manitoba

Per the terms of the Preventative Maintenance Agreement with Chubb Edwards, we have completed the test and inspection of the building systems listed below following the requirements of the current Provincial Fire Code.

The tested systems are indicated with **[√]** for satisfactory operation, **[X]** for unsatisfactory operation, and **[Inc]** for incomplete work.

[X] Fire Alarm System
[X] Emergency Lighting

We enclose our completed test and inspection report for your review. A Certificate of Inspection will only be included for satisfactory operation.

We welcome the opportunity to assist you, should you require additional information and/or service regarding this inspection.

Regards,

Dianna Grosshans
Fire Service Billing & Inquiries

Enc.

Chubb Edwards
82 Terracon Place
Winnipeg, MB
R2J 4G7
Ph: 204 633 5248

Fire Alarm System Annual Inspection Report

Chubb EDWARDS

BUILDING NAME: **Winnipeg Transit - Fort Rouge Facility**			
ADDRESS: **421 Osborne Street**	CITY: **Winnipeg**	PROVINCE: **Manitoba**	
DATE: **November 13, 2014**	SINGLE STAGE: X	ADDRESSABLE: X	
MANUFACTURER: **Notifier**	TWO STAGE:	CONVENTIONAL:	
MODEL NUMBER: **NFS-3030**	PROP #: **40-212-4980**		

	YES	NO	N/A
A. The entire Fire Alarm system has been inspected and tested in accordance with CAN/ULC-S536, Inspection and Testing of Fire Alarm Systems	X		
B The Fire Alarm system documentation is on-site and includes a description of the system	X		
C. The Fire Alarm System is FULLY Functional with NO Deficiencies		X	
D. The Fire Alarm System is NOT FULLY Functional and has deficiencies		X	
E. The Fire Alarm System is Functional WITH Deficiencies noted in this report	X		
F. A copy of this report will be provided to the Building Owner or Representative	X		

G. Other safety equipment testing included in this report:

Emergency Lighting

This is to certify that the information contained in this Fire Alarm System Annual Test and Inspection Report is correct and complete.
This record is to be maintained by the building owner.

Andrew Fenstad	**Chubb Edwards**	**204-633-5248**
Printed name of primary or supervising technician conducting the inspection	Company	Telephone
40-212-4980 NOV. 2014 DEFICIENCIES	**13-994100**	**01823S**
Signature of primary or supervising technician conducting the inspection	Identification # of primary or supervising technician conducting the inspection	"M" License ID # of primary or supervising technician conducting the inspection
Printed name of the assisting technician conducting the inspection	Company	Telephone
Signature of the assisting technician conducting the inspection	Identification # of the assisting technician conducting the inspection	"M" License ID # of the assisting technician conducting the inspection

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Fire Alarm System
Annual Inspection Report

Chubb EDWARDS

INSPECTION PRE-CHECK LIST

	YES	NO
1. Is this system monitored by a Central Monitoring Station or Fire Department?	X	
2. Does this site have Central Station ULC certificate posted at the transmitter.		X

Monitoring Company: Protelec Alarms
Phone #: 204-949-1415

*Be sure to confirm restoration of any bypassed connection to the CMS prior to leaving the site.

Date: 11/10/2014 Time Offline: 8:00AM
Time Online: 4:00PM

Date: 11/13/2014 Time Offline: 8:00
Time Online: 16:00

Date: _____ Time Offline: _____
Time Online: _____

Date: _____ Time Offline: _____
Time Online: _____

Date: _____ Time Offline: _____
Time Online: _____

	YES	NO
2. Do you have auxiliary functions that can impair the building operations, such as elevator homing, fan shutdown, door holders etc...?	X	
Can these functions be disabled and tested by groups?	X	
3. Have building occupants been made aware of fire alarm testing?	X	
4. Has a pre-determined time been established for testing signaling devices?	X	
5. Have provisions been made for acquiring access to the secured areas of the building?	X	
6. Has an alternative plan been established to alert building occupants and the local fire department should an actual fire condition occur during testing?	X	

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Fire Alarm System Annual Inspection Report

Chubb EDWARDS

CONTROL UNIT TEST

Control Unit or Transponder Location: ADMIN BUILDING AT RECEPTION

Control Unit or Transponder Identification: NODE #1

	YES	NO	N/A
A. Power On visual indicator operates.	X		
B. Common visual trouble signal operates.	X		
C. Common audible trouble signal operates.	X		
D. Trouble signal silence switch operates.	X		
E. Fire alarm system reset operates.	X		
F. Ground fault tested on both positive and negative initiates trouble signal.	X		
G. Alert signal operates.			X
H. Alarm signal operates.	X		
I. Automatic transfer from alert signal to alarm signal operates. (Auto Evac)			X
J. Manual transfer from alert signal to alarm signal operates. (Total Evac)			X
K. Automatic transfer from alert signal to alarm signal cancel switch operates. (AEC)			X
L. Alarm signal silence inhibit function operates. Time: _____sec.			X
M. Alarm signal manual silence operates.	X		
N. Alarm signal silence visual indication operates.	X		
O. Alarm signals, when silenced, automatically reinitiates upon subsequent alarm.	X		
P. Alarm signal silence automatic cut-out timer. Time: _____min.			X
Q. Input to Output circuit operation, including ancillary device circuits have been checked for correct program operation, as per the design and specifications or documented as detailed in Appendix C of CAN/ULC-S536. Sequence of Operation.			X
R. Input circuit, alarm and supervisory operation, including audible and visual indication operates as intended.	X		
S. Input circuit supervision fault causes a trouble indication.	X		
T. Output circuit supervision fault causes a trouble condition..	X		

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CONTROL UNIT TEST

	YES	NO	N/A
U. Output circuit alarm indicators operate			X
V. Lamp Test operates.	X		
W. Coded signal sequences operate not less than the required number of times and the correct alarm signal operates thereafter.			X
X. Coded signal sequences are not interrupted by subsequent alarms.			X
Y. Auxiliary device bypass will result in a trouble indication.	X		
Z. Main power supply failure initiates trouble signal.	X		
AA. Main power supply to emergency power supply transfer operates.	X		
BB. Alarm verification confirmation for smoke detectors only has been verified.			X
CC. Receipt of the system Alarm transmission to the fire signal receiving center.	X		
DD. Receipt of the system Supervisory transmission to the fire signal receiving center.	X		
EE. Receipt of the system Trouble transmission to the fire signal receiving center.	X		
FF. Name of the fire signal receiving center recorded on page 2 of this report.	X		
GG. Operation of the fire signal receiving center disconnect (FDR) results in a specific trouble indication at the control unit/transponder, and transmits a trouble signal to the alarm receiving center.			X

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Fire Alarm System Annual Inspection Report

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CONTROL UNIT TEST

	YES	NO	N/A
A. Input circuit designations correctly identified in relation to connected field devices.	X		
B. Output circuit designations correctly identified in relation to connected field devices.	X		
C. Correct designations for common control functions and indicators.	X		
D. Plug-in components, modules and cables securely in place.	X		
E. Date, revision and version of firmware/software program installed on system. Date: January 26, 2010 Rev.: Ver.: A003.012.004			
F. Clean and free of dust and dirt.	X		
G. Fuses in accordance with manufacturers specifications.	X		
H. Control unit/transponder lock functional.	X		
I. Termination points for wiring to field devices secure.	X		

PRINTER TEST

Printer Location: _____

A. Operates per design and specification, or documentation as detailed in Appendix C, Description of Fire Alarm System for Inspection and Test procedures.			X
B. Zone of each alarm initiating device is correctly printed.			X
C. Rated voltage is present at printer.			X

POWER SUPPLY INSPECTION

A. Fused in accordance with the manufacture's marked rating of the system	X		
B. Adequate to meet the requirements of the system.	X		
C. Control unit power disconnects in accordance with the Canadian Electrical Code.	X		
D. Main power supply feed wiring in accordance with manufacturer's specifications.	X		
E. Power for ancillary devices is taken from a source separate from the fire alarm power supply	X		
F. Control Unit provides power for ancillary devices and is designed to supply such power. (This includes fire alarm annunciators)	X		

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Fire Alarm System
Annual Inspection Report

Chubb EDWARDS

STANDBY POWER SUPPLY TEST AND INSPECTION

Control Unit or Transponder Location: **ADMIN BUILDING AT RECEPTION**

Control Unit or Transponder Identification: **NODE #1**

A. Duration of Full Load Test as determined by occupancy per Canadian Building Code (0.08, 0.5, 1, 2 hrs) **0.5** Hours

B. Record battery type as recommended by the manufacturer. Type: **SLA** Volt: **24** Capacity: **18**

C. Battery Voltage & Current - Power Off - Supervisory Condition **25.12** **0.93** Amps

D. Battery Voltage & Current - Power Off - Full Load Alarm Condition **24.88** Vdc **1.67** Amps

E. Battery Voltage - Power Off - After Full Load Alarm Test **24.65** Vdc

F. Battery Voltage & Current - Power On - After Full Load Alarm Test **25.20** Vdc **0.38** Amps

G. Recorded calculated Amphour capacity (Per ULC-S536 Appendix F4.1-C) **23.16** Amphr

H. Correct battery rating as determined by battery calculations based on full system load. **NO**

I. Battery rating is greater than 85% of its rated specifications after the test and has passed. **YES**

	YES	NO	N/A
J. Terminals clamped tightly, cleaned, and lubricated.	X		
K. Inspected for physical damage/electrolyte leakage.	X		
L. Wet type batteries have correct electrolyte levels.			X
M. Wet type battery specific gravity is within manufacturer's specification.			X
N. Battery has adequate ventilation in an approved cabinet.	X		
O. Battery in-service date recorded or manufacturer's date code	Date:	MAY 2013	
P. Disconnection causes a trouble indication	X		

Q. Indicate type of battery test performed.

i) Required supervisory load for 24 hr - followed by the required full load operation		
ii) A silent test by using the load resistor method (Per ULC-S536 Appendix F1)		
iii) Silent accelerated test (Per ULC-S536 Appendix F2)		
iv) A battery capacity meter test (Per ULC-S-536 Appendix F3)	X	17
v) Battery replaced annually having current date code and Amphour capacity as recommended by the Manufacturer		

R. Generator provides power to the AC circuit serving the fire alarm system.			X
S. Trouble condition at the emergency generator shall result in an audible trouble signal.			X

VOICE COMMUNICATION TEST

Indicate with 'X' if there is NO voice communication system included within this node [X]

	YES	NO	N/A
A. Power On indicator operates.			X
B. Common visual trouble indicator operates.			X
C. Common audible trouble signal operates.			X
D. Trouble signal silence switch operates.			X
E. All-Call voice paging , including visual indicator, operates.			X
F. Output circuits for selective voice paging, including visual indicator, operates.			X
G. Output circuits for selective voice paging trouble operation, including visual indicator, operates.			X
H. Microphone, including push to talk switch, operates.			X
I. Operation of the voice paging system does not interfere with initial inhibit time of the fire alarm signal.			X
J. All-Call voice paging operates on emergency power supply. (batteries)			X
K. Upon failure of one amplifier, system automatically transfers to back-up amplifier.			X
L. Circuits for emergency telephone call-in, including audible and visual indicators, operate.			X
M. Circuits for emergency telephone - two way voice communication operates.			X
N. Circuits for emergency telephone trouble operation, including visual indication, operates.			X
O. Emergency telephone operable (dial tone) or in use (busy tone) operate.			X

REMOTE TROUBLE SIGNAL UNIT TEST AND INSPECTION

Remote Trouble Unit Location: _____

A. Input wiring from the control unit or transponder is supervised.			X
B. Visual trouble signal operates.			X
C. Audible trouble signal operates.			X
D. Audible trouble signal silence operates.			X

ANNUNCIATOR OR SEQUENTIAL DISPLAY - TEST & INSPECTION

Annunciator or Sequential Display Location: _____

Annunciator or Sequential Display Identification: _____

	YES	NO	N/A
A. Power On indicator operates.			X
B. Individual Alarm and Supervisory input zones are clearly indicated, separately designated and are properly identified.			X
C. Each individual Alarm and Supervisory zone indicator operates - (if N/A see exception)			X
Exception: Operation of each individual alarm and supervisory zone indication gives the identical indication, or lights the identical indicators at other annunciator(s), and sequential display(s).			
A minimum of one alarm zone and one supervisory zone tested at each annunciator & sequential display to confirm operation.			
Specific method of confirmation: _____			
D. Common trouble signal operates.			X
E. Visual indicator test (lamp test) operates.			X
F. Input wiring from control unit or transponder is supervised.			X
G. Alarm signal silence visual indicator operates.			X
H. Switches for ancillary functions operate as per design and specification, or documented as detailed in Appendix C, Description of Fire Alarm System for Inspection and Test Procedures.			X
I. Other ancillary functions visual indicators operate.			X
J. Manual activation of alarm signal and indication operates. (Total Evac Switch)			X
K. Displays are visible in installed location.			X
L. Operates on emergency power.			X

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DATA COMMUNICATION LINK TEST

Communication Link Transponder to Transponder:	DCLA		DCLB	X	DCLR	
Communication Link Transponder to Device:	DCLA		DCLB	X		

	YES	NO	N/A
A. Confirm that a trouble signal is received at the control unit or transponder under open loop fault for each communication link.	X		
B. Where fault isolation modules are installed in data communication links serving field devices, wiring shall be shorted on the isolated side, annunciation of the fault confirmed, and then a field device on the source side shall be operated, and activation confirmed at the control unit or transponder.			X
C. Where fault isolation in data communication links is provided between control units and/or transponders, introduce a short circuit fault and confirm annunciation of the fault and operation outside the shorted section between each pair of:			
a) Control Unit to Control Unit	X		
b) Control Unit to Annunciator			X
c) Control Unit to Remote Transponder			X

ANCILLARY DEVICE LISTINGS

Summary of Ancillary Equipment Installed on this System:

No ancillary devices installed.....	
AHU Shutdown.....	X
Pressurization Fans.....	
Exhaust Fan Shutdown.....	
Exhaust Fan Startup.....	
Fire Damper.....	
Fire Drop Shutter.....	X
Magnetic Door Holder.....	X
Magnetic Lock Release.....	X
Elevator Recall.....	
Elevator Alternate Recall.....	
Kitchen Hood Shutdown.....	
Other.....	

_____

_____

_____

_____

_____

***NOTE: The equipment reported on this form does not include the actual operational test of the ancillary device**

FIELD DEVICE TESTING - LEGEND & NOTES

DEVICE	DESCRIPTION	TYPE	MODEL NO.
M	Manual Station	SPO	8P05
M1	Manual Station		
RHT	Rate of Rise Heat Detector	135	FSP-851A
RHT1	Rate of Rise Heat Detector		
RHT2	Rate of Rise Heat Detector		
HT	Fixed Temperature Heat Detector		
HT1	Fixed Temperature Heat Detector		
HT2	Fixed Temperature Heat Detector		
S	For Smoke Detector sensitivity test see chart on next page	PHOTO	FSP-851A
S1	For Smoke Detector sensitivity test tool see chart on next page		
S2			
S3	For Manufacturer's Sensitivity Range see chart on next page		
RI	Remote Indicator		
DS	Duct Smoke Detector		
DS1	Duct Smoke Detector		
SFD	Supporting Field Device		L81860
SFD1	Supporting Field Device		
SFD2	Supporting Field Device		
FS	Sprinkler Flow Switch		
FS1	Sprinkler Flow Switch		
TS	Sprinkler Supervisory Device		
TS1	Sprinkler Supervisory Device		
TS2	Sprinkler Supervisory Device		
PS	Sprinkler Pressure Device		
FP	Sprinkler Water Fire Pump		
GEN	Emergency Generator		
IM	Isolation Module		
B	Bell		
B1	Bell		
H	Horn or Horn/Strobe Combo		
H1	Horn or Horn/Strobe Combo		
V	Visual Signal Device		
SP	Cone Type Speaker		
HSP	Horn Type Speaker		
GEN	Emergency Power Generator		
FACP	Fire Alarm Control Panel		
ANN	Fire Alarm Remote Annunciator		
BPS	Booster Power Supply		
AD	Ancillary Device		
AD1	Ancillary Device		
ET	Emergency Telephone		
EOL	End of Line Device		

It is recommended that smoke detectors in service for over 15 years be replaced.

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Fire Alarm System
Annual Inspection Report

Chubb EDWARDS

The following notes apply to Appendix E3.2 of CAN/ULC-S536-M04, Individual device records

Note 1: Smoke detector sensitivity confirmation or sensitivity should be recorded with the individual device.
Note 2: Smoke detector cleaning or replacement date should be recorded in the remarks column.
Note 3: Status change - including time delays should be recorded with the individual device.
Note 4: Duct smoke detector pressure differential or positive air flow readings should be recorded with the device.
Note 5: Time delay settings of the sprinkler flow switch should be recorded with the device.
Note 6: Sprinkler supervisory devices cause supervisory condition to be annunciated - but not an alarm condition.
Note 7: Upper & lower pressure settings of sprinkler pressure switches should be recorded with the device
Note 8: Low temperature settings of temperature devices should be recorded with the device.
Note 9: Identify the specific ancillary device in the remark column.
Note 10: Identify the date of replacement of any field device in the remark column.
Note 11: Identify the correct field device operation (e.g. Alarm, trouble, supervision, annunciation) as required.
Note 12: Identify zone number, circuit number and/or address as required.
Note 13: Identify conventional field device locations.
Note 14: Identify active field device and supporting field device locations.
Note 15: Test and confirm conventional field circuit wiring supervision.
Note 16: Confirm field device free of damage.
Note 17: Confirm field device free of foreign substance - e.g. Paint
Note 18: Confirm field device mechanically supported - independent of the wiring.
Note 19: Confirm the field device protective dust shields or covers are removed.

Smoke Detector Sensitivity Ranges

Conventional Devices

Model	Type	Range	Tool	Low	High
EC10U-3	Ionization	0.69-1.18%	C-PST	140-180mV	500-560mV
EC30U-3	Optical	1.38-3.08%	C-PST	570-630mV	1450-1550mV
EC30DU-3	Optical	1.38-3.08%	N/A		
C2M-PD1	Photoelect	1.90-3.8%	Magnet	7 Flashes	4 flashes
EDW1151A	Ionization	0.8%	MOD400R	Measure & compare to label	
EWD2151A	Photoelect	1.8%	MOD400R	Measure & compare to label	
EDW1400A	Ionization	1.5%	MOD400R	Measure & compare to label	
EDW1451A	Ionization	1.5%	MOD400R	Measure & compare to label	
EDW2400A	Photoelect	1.4%	MOD400R	Measure & compare to label	
SD-2W	Photoelect	0.79-2.46%	N/A	Test meter not required	
ESD-4WSJ	Photoelect	0.67-2.46%	N/A	Test meter not required	
ESD-SJ	Photoelect	0.67-2.46%	N/A	Test meter not required	
6249C	Ionization	0.5%-1.0%	N/A	Test Meter is Obsolete	
6250C	Ionization	0.5%-1.0%	N/A	Test Meter is Obsolete	
6264C-001	Ionization	0.58%-1.0%	N/A	Test Meter is Obsolete	
6264C-005	Ionization	0.71%-2.08%	N/A	Test Meter is Obsolete	
6269C	Photoelect	0.65%-2.0%	N/A	Test Meter is Obsolete	
6270C	Photoelect	0.65%-2.0%	N/A	Test Meter is Obsolete	

Intelligent Devices

Model	Type	Range	Tool
SIGA-IS	Ionization	0.7-1.6%	On-screen
SIGA-IPHS	Multisensor	1.0-3.5%	On-screen
SIGA-PS	Photoelect	1.0-3.5%	On-screen
SIGA-PHS	Multisensor	1.0-3.4%	On-screen
SIGA-SD	Photoelect	0.79-2.46%	On-screen
1251A	Ionization		On-screen
1551A	Ionization		On-screen
2251A	Photoelect		On-screen
2551A	Photoelect		On-screen

For devices not listed consult the device Manufacturer for Specifications or CFAA NEWS and TIPS at www.cfaa.ca

Chubb Edwards
82 Terracon Place
Winnipeg, MB
R2J 4G7
Ph: 204 633 5248

Fire Alarm System
Annual Inspection Report

Chubb EDWARDS

ADDITIONAL NODE OR TRANSPONDER TEST

Remote Node or Transponder Location: **BUILDING B SOUTHWEST ENTRANCE**

Remote Node or Transponder Identification: **NODE #2**

	YES	NO	N/A
Control Unit has Control/Display functions	X		
A. Power On visual indicator operates.	X		
B. Common visual trouble signal operates.	X		
C. Common audible trouble signal operates.	X		
D. Trouble signal silence switch operates.	X		
E. Main power supply failure initiates trouble signal.	X		
F. Ground fault tested on both positive and negative initiates trouble signal.	X		
G. Alert signal operates.			X
H. Alarm signal operates.	X		
I. Automatic transfer from alert signal to alarm signal operates. (Auto Evac)			X
J. Manual transfer from alert signal to alarm signal operates. (Total Evac)			X
K. Automatic transfer from alert signal to alarm signal cancel switch operates. (AEC)			X
L. Alarm signal manual silence operates.	X		
M. Alarm signal silence visual indication operates.	X		
N. Alarm signals, when silenced, automatically reinitiates upon subsequent alarm.	X		
O. Input circuit to output circuit operation, including ancillary device circuits, for correct program operation, as per design and specification, or documentation as detailed in Appendix C of CAN/ULC-S536.	X		
P. Input circuit, alarm and supervisory operation, including audible and visual indication operates as intended.	X		
S. Input circuit supervision fault causes a trouble indication.	X		
T. Output circuit alarm indicators operate.			X
U. Output circuit supervision fault causes a trouble condition.	X		

ADDITIONAL NODE OR TRANSPONDER TEST - cont...

	YES	NO	N/A
V. Coded signal sequences operate not less than the required number of times and the correct alarm signal operates thereafter.			X
W. Coded signal sequences are not interrupted by subsequent alarms.			X
X. Fire alarm system reset operates.	X		
Y. Main power supply to emergency power supply transfer operates.	X		
Z. Input circuit designations correctly identified in relation to connected field devices.	X		
AA. Output circuit designations correctly identified in relation to connected field devices.	X		
BB. Correct designations for common control functions and indicators.			X
CC. Plug-in components, modules and cables securely in place.	X		
DD. Record the Date, revision and version of firmware/software program. Date: _____ Rev.: _____ Ver.: _____			
EE. Clean and free of dust and dirt.	X		
FF. Fuses in accordance with manufacturers specifications.	X		
GG. Control unit/transponder lock functional.	X		
HH. Termination points for wiring to field devices secure.	X		

PRINTER TEST

Printer Location: _____

	YES	NO	N/A
A. Operates per design and specification, or documentation as detailed in Appendix C, Description of Fire Alarm System for Inspection and Test procedures.			X
B. Zone of each alarm initiating device is correctly printed.			X
C. Rated voltage is present at printer.			X

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REMOTE TROUBLE SIGNAL UNIT TEST AND INSPECTION

Remote Trouble Unit Location: _____

A. Input wiring from the control unit or transponder is supervised.			X
B. Visual trouble signal operates.			X
C. Audible trouble signal operates.			X
D. Audible trouble signal silence operates.			X

POWER SUPPLY INSPECTION

A. Fused in accordance with the manufacture's marked rating of the system	X		
B. Adequate to meet the requirements of the system.	X		
C. Control unit power disconnects in accordance with the Canadian Electrical Code.	X		
D. Main power supply feed wiring in accordance with manufacturer's specifications.	X		
E. Power for ancillary devices is taken from a source separate from the fire alarm power supply			X
F. Control Unit provides power for ancillary devices and is designed to supply such power.	X		

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Fire Alarm System
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STANDBY POWER SUPPLY TEST AND INSPECTION

Control Unit or Transponder Location: **BUILDING B SOUTHWEST ENTRANCE**

Control Unit or Transponder Identification: **NODE #2**

A. Duration of Full Load Test as determined by occupancy per Cdn Bldg Code (0.08, 0.5, 1, 2 hrs) **0.5** **Hours**

B. Record battery type as recommended by the manufacturer. Type: **SLA** Volt: **24** Capacity: **18**

C. Battery Voltage & Current - Power Off - Supervisory Condition **25.43** Vdc **0.68** Amps

D. Battery Voltage & Current - Power Off - Full Load Alarm Condition **24.99** Vdc **1.40** Amps

E. Battery Voltage - Power Off - After Full Load Alarm Test **24.86** Vdc

F. Battery Voltage & Current - Power On - After Full Load Alarm Test **25.31** Vdc **0.28** Amps

G. Recorded calculated Amphour capacity (Per ULC-S536 Appendix F4.1-C) **17.07** Amphr

H. Correct battery rating as determined by battery calculations based on full system load. **YES**

I. Battery voltage is not less than 85% of its rated specification after this test. **YES**

	YES	NO	N/A
J. Terminals clamped tightly, cleaned, and lubricated.	X		
K. Inspected for physical damage/electrolyte leakage.	X		
L. Wet type batteries have correct electrolyte levels.			X
M. Wet type battery specific gravity is within manufacturer's specification.			X
N. Battery has adequate ventilation in an approved cabinet	X		
O. Battery in-service date recorded or manufacturer's date code	Date:	2011	
P. Disconnection causes a trouble indication	X		

Q. Indicate type of battery test performed.

i) Required supervisory load for 24 hr - followed by the required full load operation		
ii) A silent test by using the load resistor method (Per ULC-S536 Appendix F1)		
iii) Silent accelerated test (Per ULC-S536 Appendix F2)		
iv) A battery capacity meter test (Per ULC-S-536 Appendix F3)	X	12
v) Battery replaced annually having current date code and Amphour capacity as recommended by the Manufacturer		

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VOICE COMMUNICATION TEST

Indicate with 'X' if there is no voice communication system included within this node [X]

	YES	NO	N/A
A. Power On indicator operates.			X
B. Common visual trouble indicator operates.			X
C. Common audible trouble signal operates.			X
D. Trouble signal silence switch operates.			X
E. All-Call voice paging , including visual indicator, operates.			X
F. Output circuits for selective voice paging, including visual indicator, operates.			X
G. Output circuits for selective voice paging trouble operation, including visual indicator, operates.			X
H. Microphone, including push to talk switch, operates.			X
I. Operation of the voice paging system does not interfere with initial inhibit time of the fire alarm signal.			X
J. All-Call voice paging operates on emergency power supply. (batteries)			X
K. Upon failure of one amplifier, system automatically transfers to back-up amplifier.			X
L. Circuits for emergency telephone call-in, including audible and visual indicators, operate.			X
M. Circuits for emergency telephone - two way voice communication operates.			X
N. Circuits for emergency telephone trouble operation, including visual indication, operates.			X
O. Emergency telephone operable (dial tone) or in use (busy tone) operate.			X

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Fire Alarm Annual Inspection
Device Listings

Chubb EDWARDS

BUILDING NAME: Winnipeg Transit - Fort Rouge Facility
BUILDING ADDRESS: 421 Osborne Street

INSPECTION DATE: November 13, 2014
INSPECTED BY: Andrew Fenstad

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
BLDG A															
Sprinkler															
Io Bay East Iso Valve	TS	Z012	01M047				X			X	X				
Io Bay Center Iso Valve	TS	Z012	01M017				X			X	X				
LO BAY CENTER FLOW	FS	Z012	01M016		37		X			X	X				
LO BAY EAST FLOW	FS	Z012	01M015		34		X			X	X				
HI BAY EAST FLOW	FS	Z012	01M033		74		X			X	X				
DUST COL. GLYCOL SYS ISO VALVE	TS	Z020	01M054				X			X	X				
LO BAY WEST FLOW	FS	Z012	01M019		39		X			X	X				
LO BAY WEST ISO VLV	TS	Z012	01M020				X			X	X				
TRAFFIC SRVS/COMM VLV BLDG A	TS	Z012	01M024				X			X	X				
TRAFFIC SRVS/COMM FLOW BLDG A	FS	Z012	01M025		40		X			X	X				
DUST COL. GLYCOL SYS ISO VALVE	TS	Z020	01M055				X			X	X				
HI BAY CENTRE ISO VALVE	TS	Z012	1M036				X			X	X				
HI BAY EAST ISO VALVE	TS	Z012	01M032				X			X	X				
HI BAY WEST ISO VALVE	TS	Z012	1M039				X			X	X				
HI BAY CENTER FLOW	FS	Z012	1M035		49		X			X	X				
HI BAY WEST FLOW	FS	Z012	1M040		53		X			X	X				
HI BAY ISO VALVE	TS	Z012	01M043				X			X	X				
LOW W./TRFC SRCS VLV	TS	Z012	01M046				X			X	X				
BRANDON MAIN FLOW	FS	Z021	01M042		36		X			X	X				
BLDG B															

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
OSBOURNE S. MAIN FLW	FS	Z013	02L01M039		21		X			X	X				
OSBOURNE N MAIN FLOW	FS	Z013	02L01M038		48		X			X	X				
BLDG B ISO VALVE	TS	Z012	02L01M048				X			X	X				
S.E. ISO VALVES BLDG B	TS	Z013	02L01M031				X			X	X				
TRACKS 25-36 S ISO VLV	TS	Z013	02L01M044				X			X	X				
TRACKS 13-24 S ISO VLV	TS	Z013	02L01M043				X			X	X				
TRACKS 25-36 N ISO VLV	TS	Z013	02L01M035				X			X	X				
TRACKS 13-24 N ISO VLV	TS	Z013	02L01M046				X			X	X				
OSBORNE N MAIN ISO VLV	TS	Z013	02L01M050				X			X	X				
SERVICE BAY ISO VALVE	TS	Z013	02L01M005				X			X	X				
TRACKS 1-12 N ISO VALVE	TS	Z013	02L01M008				X			X	X				
TRACKS 1-12 S ISO VALVE	TS	Z013	02L01M047				X			X	X				
N/E HYDRANT ISO VALVE	TS	Z013	02L01M036												TOO COLD TO TEST
EAST RISER ISO VLV	TS	Z013	02L01M045				X			X	X				
EAST/WEST ISO VLV	TS	Z013	02L01M049				X			X	X				
WEST RISER ISO VLV	TS	Z013	02L01M048				X			X	X				
TRACKS 1-12 S. FLOW	FS	Z013	02L01M004		121		X			X	X				
TRACKS 1-12 N. FLOW	FS	Z013	02L01M007		54		X			X	X				
SERVC BAY/B-SECT FLOW	FS	Z013	02L01M003		84		X			X	X				
TRACKS 13-24 NORTH FLOW	FS	Z013	02L01M034		76		X			X	X				
TRACKS 13-24 SOUTH FLOW	FS	Z013	02L01M029		93		X			X	X				
TRACKS 25-36 NORTH FLOW	FS	Z013	02L01M033		30		X			X	X				
TRACKS 25-36 SOUTH FLOW	FS	Z013	02L01M030		56		X			X	X				
OFFICE SECOND FLOOR															
TOP OF S/E STAIR	S	Z017	01D021				X			X	X				
S/E STAIR EXIT	M	Z003	01M002				X			X	X				
S.E OFFICE AREA	S	Z003	01D011				X			X	X				
S. CENTRE OFFICE AREA	S	Z003	01D009				X			X	X				
S.W OFFICE AREA	S	Z003	01D007				X			X	X				

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
S.W STAIR EXIT	M	Z003	01M003				X			X	X				
N.W. OFFICE AREA	S	Z003	01D008				X			X	X				
N CENTER OFFICE AREA	S	Z003	01D010				X			X	X				
N.E. OFFICE AREA	S	Z003	01D012				X			X	X				
PHOTOCOPY ROOM SECOND FLOOR	RHT	Z003	01D027				X			X	X				
ELEVATOR SHAFT	S														D4
JANITOR CLOSET SECOND FLOOR	RHT	Z003	01D028				X			X	X				
OFFICE MAIN FLOOR															
MAIN ENTRANCE	M	Z002	01M001				X			X	X				
S.E. OFFICE AREA	S	Z002	01D001				X			X	X				
S CENTER OFFICE AREA	S	Z002	01D002				X			X	X				
S.W. OFFICE AREA	S	Z002	01D003				X			X	X				
WEST VESTEBULE EXIT	M	Z002	01M012				X			X	X				
N.W. OFFICE AREA	S	Z002	01D004				X			X	X				
N. CENTER OFFICE AREA	S	Z002	01D005				X			X	X				
N.E. OFFICE AREA	S	Z002	01D006				X			X	X				
EAST OFFICE AREA	S	Z002	01D035				X			X	X				
PHOTOCOPY ROOM MAIN FLR	RHT	Z002	01D025				X			X	X				
JANITOR CLOSET MAIN FLR	RHT	Z002	01D026				X			X	X				
OFFICE BASEMENT															
SOUTHEAST STAIR EXIT	M	Z001	01M004				X			X	X				
TIMEKEEPERS ROOM	S	Z001	01D013				X			X	X				
ADMIN TUNNEL	S	Z001	01D033				X			X	X				
ADMIN TUNNEL	S	Z001	01D015				X			X	X				
ADMIN TUNNEL	S	Z001	01D034				X			X	X				
TUNNEL NORTH EXIT	M	Z001	01M011				X			X	X				
CAFETERIA N.E EXIT	M	Z001	01M010				X			X	X				
CAFETERIA N.W. EXIT	M	Z001	01M009				X			X	X				
KITCHEN BACKROOM EXIT	M	Z001	01M008				X			X	X				

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
SOUTHWEST STAIR EXIT	M	Z001	01M007				X			X	X				
DISPATCH	RHT	Z001	01D014				X			X	X				
SF2 MECHANICAL RM	RHT	Z001	01D022				X			X	X				
KITCHEN STORAGE	RHT	Z001	01D032				X			X	X				
KITCHEN FRONT AREA	RHT	Z001	01D019				X			X	X				
KITCHEN BACKROOM	RHT	Z001	01D018				X			X	X				
SF1 MECHANICAL ROOM	RHT	Z001	01D030				X			X	X				
ELEVATOR MACHINE ROOM	RHT	Z001	01D024				X			X	X				
TELE/COMPUTER ROOM	RHT	Z001	01D023				X			X	X				
SIGN UP ROOM EAST	RHT	Z001	01D016				X			X	X				
SIGN UP ROOM WEST	RHT	Z001	01D017				X			X	X				
SF-1 SUPPLY FAN DUCT SMOKE	DS	Z014	01D031				X			X	X				
TIMEKEEPER'S STORAGE ROOM	S	Z001	01D036				X			X	X				
CHIEF TIMEKEEPER'S OFFICE	S	Z001	01D037				X			X	X				
BUILDING A															
NORTH EXIT LOW BAY EAST	M	Z004	01M013				X			X	X				
STORES REVEIVING BAY LO BAY EAST	M	Z004	01M014				X			X	X				
NORTH STORES EXIT LO BAY CENTR	M	Z004	01M018				X			X	X				
EAST VESTIBULE EXIT	M	Z015	01M028				X			X	X				
WEST VESTIBULE EXIT	M	Z015	01M021				X			X	X				
CARPENTER SHOP EXIT LO BAY W	M	Z004	01M045				X			X	X				
WEST BLISTER EXIT HI BAY WEST	M	Z004	01M038				X			X	X				
S.W. BLISTER EXIT HI BAY W	M	Z004	01M037				X			X	X				
CHASS/DYNO WEST EXIT HI BAY CNT	M	Z004	01M041				X			X	X				
CHASS/DYNO EAST EXIT HI BAY CNT	M	Z004	01M034				X			X	X				
S.E. BLISTER HI BAY EAST	M	Z004	01M030				X			X	X				
EAST BLISTER HI BAY EAST	M	Z004	01M031				X			X	X				
COLUMN AT HOIST 4 HI BAY EAST	M	Z004	01M029				X			X	X				
EXIT TO NEW ADDITION SW	M	Z004	01M088				X			X	X				

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
MAINTENANCE ADDITON WEST EXIT	M	Z004	01M080				X			X	X				
MAINTENANCE ADDITION EAST EXIT	M	Z004	01M087				X			X	X				
NORTHEAST EXIT LOW BAY EAST	M	Z004	01M006				X			X	X				
TRAFFIC SERVICES															
LOADING DOCK EXIT	M	Z006	01M027				X			X	X				
LOOPS AND STOPS EXIT	M	Z005	01M023				X			X	X				
SOUTH OFFICE EXIT	M	Z005	01M026				X			X	X				
SOUTH EXIT	M	Z006	01M022				X			X	X				
METER REPAIR ROOM	M	Z006	01M044				X			X	X				
BUILDING B															
S.W VESTIBULE EXIT	M	Z007	02L01M053				X			X	X				
SOUTHWEST EXIT	M	Z007	02L01M001				X			X	X				
WEST EXIT BY MECH RM	M	Z007	02L01M002				X			X	X				
W. EXIT BY MECH ROOM	M	Z007	02L01M052				X			X	X				
WEST CENTRE EXIT	M	Z007	02L01M006				X			X	X				
NORTH WEST EXIT	M	Z007	02L01M009				X			X	X				
NORTHWEST DOOR	M	Z008	02L01M013				X			X	X				
NORTH EXIT	M	Z008	02L01M051				X			X	X				
WEST CENTRE DOOR	M	Z008	02L01M012				X			X	X				
SOUTH EAST DOOR	M	Z008	02L01M014				X			X	X				
TRACK 1 SOUTH DOOR	M	Z009	02L01M015				X			X	X				
TRACK 1 S. CNTRE DOOR TRACKS 1-12	M	Z009	02L01M041				X			X	X				
TRACK 1 N. CNTR DOOR TRACKS 1-12	M	Z009	02L01M016				X			X	X				
TRACK 1 NORTH EXIT TRACKS 1-12	M	Z009	02L01M017				X			X	X				
TRACK 12 SOUTH DOOR TRACKS 1-12	M	Z009	02L01M018				X			X	X				
TRACK 13 SOUTH DOOR TRACKS 13-24	M	Z010	02L01M019				X			X	X				
TRACK 13 CENTRE DOOR TRACKS 13-24	M	Z010	02L01M20				X			X	X				
TRACK 13 NORTH EXIT	M	Z010	02L01M21						X						D3
TRACK 24 NORTH DOOR	M	Z010	02L01M026				X			X	X				

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
TRACK 24 N.CENTRE DOOR	M	Z010	02L01M025				X			X	X				
TRACK 24 CENTRE DOOR	M	Z010	02L01M024				X			X	X				
TRACK 24 S.CNTR DOOR	M	Z010	02L01M023						X						D3
TRACK 24 SOUTH DOOR	M	Z010	02L01M022						X						D3
TRACK 25 SOUTH DOOR	M	Z011	02L01M040						X						D3
TRACK 25 NORTH EXIT	M	Z011	02L01M027				X			X	X				
TRACK 36 NORTH EXIT	M	Z011	02L01M037				X			X	X				
TRACK 36 SOUTH EXIT	M	Z011	02L0M028				X			X	X				
TRACK 36 CENTER N.E.	M	Z011	02L0M032					X							D2
TREASURY ROOM	M	Z007	02L0M010				X			X	X				
ELECTRICAL ROOM	RHT	Z007	02L0D003				X			X	X				
ELECTRICAL VAULT															D4
GAS UTILITY ROOM	RHT	Z007	02L01D007				X			X	X				
MECHANICAL ROOM	RHT	Z007	02L01D004				X			X	X				
TOP OF S/W STAIRS	S	Z019	02L01D005				X			X	X				
TUNNEL WEST END	S	Z007	02L01D001				X			X	X				
TUNNEL EAST END	S	Z007	02L01D002				X			X	X				
NORTHWEST SERVICE BAY	M	Z007	02L01M009				X			X	X				
HORNS/STROBES															
OFFICE HORNS 2ND FLR															
SECOND FLOOR EAST	H			2			X			X					
SECOND FLOOR WEST	H			2			X			X					
OFFICE HORNS MAIN FLOOR															
MAIN FLOOR EAST	H			2			X			X					
MAIN FLOOR WEST	H			2			X			X					
OFFICE BASEMENT HORNS															
OUTSIDE MENS WASHROOM	H			2			X			X					
KITCHEN FRONT AREA	H			2			X			X					
TRAINING ROOM	H			2			X			X					

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
BOILER ROOM	H			2			X			X					
COMP/TELEPHONE ROOM	H			2			X			X					
CAFFETERIA EAST	H			2			X			X					
TUNNEL CENTER WEST WALL	H			2			X			X					
TRAFFIC SERVICES BLDG															
STORAGE AND HANDLING EAST	H			7			X		X	X					D6
METER DEPT	H			7			X		X	X					D6
SIGH STORES SOUTH WALL	H			7			X		X	X					D6
LOOPS AND ELECTRICAL CAGES W	H			7			X		X	X					D6
TECH SHOP	H			7			X		X	X					D6
GARAGE	H			7			X		X	X					D6
RADIO SHOP OFFICES	H			7			X		X	X					D6
RADIO SHOP OFFICES	EOL			7			X								
PAINT SHOP	H			5			X			X					
BUILDING A HORNS/STROBES															
HI BAY SOUTH WEST CORNER	H			4			X			X					
HI BAY SOUTH WEST CENTER	H			4			X			X					
HI BAY SOUTH EAST CENTER	H			4			X			X					
HI BAY SOUTH EAST CORNER	H			4			X			X					
CHASIS DYNO ROOM	V			V1			X			X					
HI BAY NORTH WEST CORNER	H			4			X			X					
HI BAY NORTH WEST CORNER	EOL			4			X								
HI BAY NORTH WEST CENTER	H			4			X			X					
HI BAY NORTH EAST CENTER	H			4			X			X					
HI BAY NORTH EAST CORNER	H			4			X			X					
PAINT SHOP MECH ROOM	H			4			X			X					
PAINT BOOTH 1	H			5			X			X					
PAINT BOOTH 2	H			5			X			X					
PAINT BOOTH 3	H			6			X			X					

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
PAINT BOOTH 4	H			6			X			X					
OUTSIDE PAINT BOOTH 6	EOL			6			X								
PAINT SHOP	H			3			X			X					
PAINT SHOP	EOL			5			X								
PAINT SHOP	EOL			3			X								
CARPENTER SHOP SOUTH	H			3			X			X					
CARPENTER SHOP EAST	H			3			X			X					
LOCKER ROOM	H			7			X		X	X					D6
HALL TO TRAFFIC SERVICES	H			7			X		X	X					D6
LO BAY NORTH WEST	H			4			X			X					
LO BAY NORTH CENTER	H			4			X			X					
LO BAY NORTH EAST	H			4			X			X					
DIESEL FUEL SHOP	V			V1			X			X					
ELECTRICAL TESTING SHOP WEST	H			4			X			X					
ELECTRICAL TESTING SHOP EXIT	H			1			X			X					
NEAR ADMIN EXIT	H			1			X			X					
TIRE STORES NORTH	H			3			X			X					
PARTS STORE EAST	H			3			X			X					
PARTS STORE WEST	H			3			X			X					
BUILDING B HORN/STROBES															
2ND FLR STAIRWELL	H			2			X			X					
SERVICE BAY NORTH EAST	H			2			X			X					
SERVICE BAY SOUTH EAST	H			2			X			X					
SOUTH WEST MECH ROOM	H			2			X			X					
SOUTH WEST ELECTRICAL ROOM	EOL			2			X								
SOUTH WEST ELECTRICAL ROOM	H			2			X			X					
HALL OUTSIDE GAS UTILITY ROOM	H			2			X			X					
SERVICE BAY SOUTH	H			2			X			X					
B SECTION NORTH	H			2			X			X					

Location	Device		Address	Circuit Number	Sprinkler Waterflow Delay	Smoke Detector Sensitivity	Correctly Installed	Missing	Requires Service or Repairs	Active Operation Confirmed	Annunciation Confirmed	Ground Fault Confirmed	Supervision Confirmed	Decibel Level	Notes (See Summary Page)
B SECTION CENTER	H			2			X			X					
B SECTION SOUTH	H			2			X			X					
TRACKS 1-12 EAST WALL NORTH	H			3			X			X					
TRACKS 1-12 EAST WALL NORTH	EOL			3			X								
TRACKS 1-12 WEST WALL NORTH	H			2			X			X					
TRACKS 1-12 EAST WALL CNTR NRTH	H			3			X			X					
TRACKS 1-12 WEST WALL CENTER	H			2			X			X					
TRACKS 1-12 EAST WALL SOUTH CNT	H			3			X			X					
TRACKS 1-12 WEST WALL SOUTH	H			2			X			X					
TRACKS 1-12 EAST WALL SOUTH	H			3			X			X					
TRACKS 13-24 WEST WALL NORTH	H			1			X			X					
TRACKS 13-24 WEST WALL NTH CNT	H			1			X			X					
TRACKS 13-24 WEST WALL STH CNT	H			1			X			X					
TRACKS 13-24 WEST WALL SOUTH	H			1			X			X					
TRACKS 13-24 EAST WALL NORTH	H			1			X			X					
TRACKS 13-24 EAST WALL NTH CNTR	H			1			X			X					
TRACKS 13-24 EAST WALL STH CNTR	H			1			X			X					
TRACKS 13-24 EAST WALL SOUTH	H			1			X			X					
TRACKS 25-36 WEST WALL NORTH	H			1			X			X					
TRACKS 25-36 WEST WALL NTH CNR	H			1			X			X					
TRACKS 25-36 WEST WALL STH CNT	H			1			X			X					
TRACKS 25-36 WEST WALL SOUTH	H			1			X			X					
TRACKS 25-36 NORTH EAST CORNER	H			1			X			X					
TRACKS 25-26 NORTH EAST	H			1			X			X					
TRACKS 25-36 NORTH EAST	EOL			1											
TRACKS 25-36 CENTER	H			1			X			X					
TRACKS 25-36 SOUTH EAST	H			1			X			X					
TRACKS 25-36 SOUTH EAST CORNER	H			1			X			X					

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Emergency Lighting Annual Inspection Report

Chubb EDWARDS

BUILDING NAME: Winnipeg Transit - Fort Rouge Facility
BUILDING ADDRESS: 421 Osborne Street

INSPECTION DATE: November 13, 2014
INSPECTED BY: Andrew Fenstad

Unit Location	Model #	Loading (Amps)	Battery Size	# of Bulbs	Remote Lamp Locations	Exit Sign Locations	AC Power (Y/N)	Load Test (Mins)	Charger Functional (Y/N)	Pass	Fail	Notes
ADMIN OFFICE AREA												
#45 - BOTTOM OF EAST STAIR	LITHONIA M618 120CS CSA	3.2	6V7.2AH	2			Y	30	Y	PASS		
#46 - BSMT COMPUTER ROOM	RG36	2.7	6V7.2AH	2			Y	30	Y	PASS		
#47 - BSMT BOILER ROOM	RG36		6V7.2AH	2			Y	30	Y		FAIL	D1
#114 - BSMT TRAINING RM	RG36		6V7.2AH	2			Y	30	Y		FAIL	D1
#48 - BOTTOM OF WEST STAIR	LITHONIA M618 120CS CSA	2.7	6V7.2AH	2			Y	30	Y	PASS		
#049 - IN FRONT OF CANTEEN	LITHONIA M618 120CS CSA	2.7	6V7.2AH	2			Y	30	Y	PASS		
#50 - CAFE EXIT	RG36 W/EXIT SIGN	3.2	6V7.2AH	2		CAFÉ EXIT	Y	30	Y		FAIL	D1
#51 - DISPATCH OFFICE	EMERGILITE 6JML36R8	2.9	6V7.2AH	2			Y	30	Y	PASS		
#52 - TUNNEL TO STORAGE	LUMACELL RG36A	2.36	6V4.4AH	2			Y	30	Y	PASS		
#44 - MAIN FLR EAST STAIR	LUMACELL RG36A	2.36	6V4.4AH	2			Y	30	Y	PASS		
#115 - RECEPTION	LITHONIA M618 120CS CSA	3.2	6V7.2AH	2			Y	30	Y	PASS		
#42 - WEST STAIR MAIN FLR	LUMACELL RG36A	2.1	6V7AH	2			Y	30	Y	PASS		
#43 MISSING												N1
#128 MISSING												N1
#126 MISSING												N1
#119 - WEST STAIR 2ND FLR	LUMACELL RG36A	2.36	6V4.4AH	2			Y	30	Y	PASS		
#120 - EAST STAIR 2ND FLR	LUMACELL RG36A	2.36	6V4.4AH	2			Y	30	Y	PASS		
BUILDING B												
#106 - TRACK 36 SOUTH CORNER	M618	3	6V7AH	2			Y	30	Y	PASS		
#107 - TRACK 36 SOUTH	M618	3	6V7AH	2			Y	30	Y		FAIL	D1
#108 - TRACK 36 SOUTH	M618	3	6V7AH	2			Y	30	Y	PASS		
#109 - TRACK 36 SOUTH	M618	3	6V7AH	2			Y	30	Y	PASS		

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INSPECTION DATE: November 13, 2014
INSPECTED BY: Andrew Fenstad

Unit Location	Model #	Loading (Amps)	Battery Size	# of Bulbs	Remote Lamp Locations	Exit Sign Locations	AC Power (Y/N)	Load Test (Mins)	Charger Functional (Y/N)	Pass	Fail	Notes
#110 - TRACK 36 NORTH	M618	3	6V7AH	2			Y	30	Y	PASS		
#111 - TRACK 36 NORTH	M618	3	6V7AH	2			Y	30	Y	PASS		
#112 - TRACK 36 NORTH	M618	3	6V7AH	2			Y	30	Y	Pass		
#113 - TRACK 36 NORTH CORNER	M618	3	6V7AH	2			Y	30	Y		Fail	D1
#105 - TRACK 25 NORTH CORNER	M618	3	6V7AH	2			Y	30	Y		Fail	D1
#104 - TRACK 25 NORTH	M618	3	6V7AH	2			Y	30	Y		Fail	
#103 - TRACK 25 NORTH	M618	3	6V7AH	2			Y	30	Y	Pass		
#102 - TRACK 25 NORTH CENTRE												NOT TESTED
#101 - TRACK 25 SOUTH CENTRE	M618	3	6V7AH	2			Y	30	Y		Fail	
#100 - TRACK 25 SOUTH	M618	3	6V7AH	2			Y	30	Y	Pass		
#99 - TRACK 25 SOUTH	M618	3	6V7AH	2			Y	30	Y		Fail	D1
#98 - TRACK 25 SOUTH CORNER												NOT TESTED
#97 - TRACK 24 NORTH CORNER	M618	3	6V7AH	2			Y	30	Y	Pass		
#96 - TRACK 24 NORTH	M618	3	6V7AH	2			Y	30	Y	Pass		
#95 - TRACK 24 NORTH CENTER	M618	3	6V7AH	2			Y	30	Y	Pass		
#94 - TRACK 24 CENTER	M618	3	6V7AH	2			Y	30	Y	Pass		
#93 - TRACK 24 SOUTH CENTER	M618	3	6V7AH	2			Y	30	Y	Pass		
#92 - TRACK 24 SOUTH	M618	3	6V7AH	2			Y	30	Y	Pass		
#91 - TRACK 24 SOUTH CORNER	M618	3	6V7AH	2			Y	30	Y	Pass		
#90 - TRACK 13 NORTH CORNER	M618	3	6V7AH	2			Y	30	Y		Fail	D1
#89 - TRACK 13 NORTH	M618	3	6V7AH	2			Y	30	Y	Pass		
#88 - TRACK 13 NORTH CENTER	M618	3	6V7AH	2			Y	30	Y	Pass		
#87 - TRACK 13 SOUTH CENTER	M618	3	6V7AH	2			Y	30	Y	Pass		

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BUILDING ADDRESS: 421 Osborne Street

INSPECTION DATE: November 13, 2014
INSPECTED BY: Andrew Fenstad

Unit Location	Model #	Loading (Amps)	Battery Size	# of Bulbs	Remote Lamp Locations	Exit Sign Locations	AC Power (Y/N)	Load Test (Mins)	Charger Functional (Y/N)	Pass	Fail	Notes
#63 - B SECTION SOUTH CORNER	M618	3	6V7AH	2			Y	30	Y		FAIL	D1
#62 - SERVICE BAY NORTH	M618	3	6V7AH	2			Y	30	Y	PASS		
#61 - SERVICE BAY NORTH CENTER	M618	3	6V7AH	2			Y	30	Y		FAIL	D1
#60 - SERVICE BAY CENTER	M618	3	6V7AH	2			Y	30	Y	PASS		
#59 - SERVICE BAY SOUTH CENTER	M618	3	6V7AH	2			Y	30	Y	PASS		
#58 - SERVICE BAY SOUTH	M618	3	6V7AH	2			Y	30	Y	PASS		
#57 - TREASURY												NOT TESTED
#56 - MECHANICAL ROOM												NOT TESTED
#55 - GAS UTILITY ROOM	M618	3	6V7AH	2			Y	30	Y		FAIL	D1
#54 - ELECTRICAL ROOM												NOT TESTED
#53 - TUNNEL												NOT TESTED
#127 - STAIRWELL NEAR ELECTRICAL ROOM												NOT TESTED
BUILDING A												
TRAFFIC SERVICES												
#20 - SIGN STORES												NOT TESTED
#21 - SIGN FAB												NOT TESTED
#22 - STORAGE AND HANDLING EAST												NOT TESTED
#23 - STORAGE AND HANDLING WEST												NOT TESTED
#24 - METER REPAIR												NOT TESTED
#25 - CLASSROOM												NOT TESTED
#017 - HALL TO TRAFFIC SERVICES	RG36	3	6V7.2AH	2			Y	30	Y		FAIL	D1
#116 - MENS WASHROOM BY TRAFFIC SERVICES	RG36	2.9	6V7.2AH	2			Y	30	Y	PASS		
#118 - HALL TO RADIO SHOP	RG36 W/EXIT SIGN	3.4	6V7.2AH	2		WITH UNIT	Y	30	Y		FAIL	D1

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: Nov 17 2015 Inspector: Bart Dlugosz Inspector SP/WFD #: 223/792
Property Name: Winnipeg Transit Fort Rouge
Tenant Name: Building "B"
Address: 421 Osborne Street
City: Winnipeg Province: MB Postal Code:
Contact: Alex Vecherya Phone :

General

Building	Building "B" Track 25-36 North
System Designation	Track 25-36 North
Location of sprinkler valve	North East Valve Room

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?	X		
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: System appears to be pipe schedule system.

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Track 25-36 North**

Fire Department Connections (Section 13.7) **This section is Not Applicable:** [ ]

FDC Location: **S.E corner of building "B"**

Are identification signs provided and in place?	[ ]	Yes	[X]	No	[ ]	N/A
The connections are visible and accessible?	[X]	Yes	[ ]	No	[ ]	N/A
Couplings or swivels are not damaged and rotate smoothly?	[X]	Yes	[ ]	No	[ ]	N/A
Plugs or caps are in place and undamaged?	[X]	Yes	[ ]	No	[ ]	N/A
Gaskets are in place and in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
The check valve is not leaking?	[ ]	Yes	[ ]	No	[X]	N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	Yes	[ ]	No	[X]	N/A
The connection clapper(s) is in place and appears to be operating properly?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "B" eastside.**

General Condition, Inspected From Floor Level (Section 5.2) **This section is Not Applicable:** [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	Yes	[ ]	No	[ ]	N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	Yes	[ ]	No	[ ]	N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	Yes	[ ]	No	[ ]	N/A
Devices, valves and gauges appear to be in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) **This section is Not Applicable:** [ ]

All sprinklers installed have been manufactured after 1920?	[X]	Yes	[ ]	No	[ ]	N/A
Standard response sprinklers are less than fity (50) years old?	[X]	Yes	[ ]	No	[ ]	N/A
Fast response sprinklers are less than twenty (20) years old?	[ ]	Yes	[ ]	No	[X]	N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	Yes	[ ]	No	[X]	N/A
Dry sprinklers are less than ten (10) years old?	[ ]	Yes	[ ]	No	[X]	N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 North

Gauges (Section 5.3.2) This section is Not Applicable: [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ] Yes	[X] No	[ ] N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ] Yes	[ ] No	[X] N/A
Gauges have been replaced during this annual inspection?	[ ] Yes	[X] No	[ ] N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) This section is Not Applicable: [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	70	
Residual PSI	65	
Static PSI After	70	
Size of the Main Drain?	2"	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? 2014

Explain No Answers / Comments: **Drain does not handle test.**

Wet System (Section 13.4) This section is Not Applicable: [ ]

The gauges indicate normal water pressure is being maintained?	[X] Yes	[ ] No	[ ] N/A
Does alarm valve appear to be free of physical damage?	[X] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[X] Yes	[ ] No	[ ] N/A
The alarm drains are not leaking?	[X] Yes	[ ] No	[ ] N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ] Yes	[X] No	[ ] N/A
Anti-freeze solution reading is at what freezing point?			
Anti-freeze solution freezing point appears to be satisfactory?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments:

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Reliable	E	7851	North OHD 26

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
120 psi	34 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Date: Nov 17 2015 Location: Building "B" Track 25-36 North

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI
Osborne North Main Incomng	At header / Various		32s	

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage? ☐ Yes ☐ No ☐ N/A

All trim valves are in the appropriate open or closed position? ☐ Yes ☐ No ☐ N/A

The intermediate chamber is not leaking? ☐ Yes ☐ No ☐ N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? ☐ Yes ☐ No ☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 North

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? [ ] Yes [ ] No [X] N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. [ ] PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** [X]

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ [ ] Yes [ ] No [ ] N/A

If No, is the fully open trip test being conducted during this annual inspection? [ ] Yes [ ] No [ ] N/A

Normal air pressure as per the Manufacturers recommendation [ ] PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? [ ] Yes [ ] No [ ] N/A

Dry pipe valve interior appears clean and satisfactory? [ ] Yes [ ] No [ ] N/A

Quick-opening device operated properly? [ ] Yes [ ] No [ ] N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? [ ] No [ ] N/A

Were all identified auxiliary drains drained during this inspection? [ ] Yes [ ] No [ ] N/A

Air supply appears to be adequate? [ ] Yes [ ] No [ ] N/A

Automatic air pressure maintenance device appears to operate properly? [ ] Yes [ ] No [ ] N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? [ ] Yes [ ] No [ ] N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** [X]

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? [ ] Yes [ ] No [ ] N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? [ ] Yes [ ] No [ ] N/A

Explain No Answers / Comments: _____

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Date: Nov 17 2015 Location: Building "B" Track 25-36 North

Preaction / Deluge System This section is Not Applicable: [X]

Does valve appear to be free of physical damage?	[ ] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[ ] Yes	[ ] No	[ ] N/A
The valve seat is not leaking?	[ ] Yes	[ ] No	[ ] N/A
The electrical components are in service?	[ ] Yes	[ ] No	[ ] N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? [ ] Yes [ ] No [ ] N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. [ ] PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: [X]

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. [ ] PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	[ ] Yes	[ ] No	[ ] N/A
Were all manual actuation devices operated?	[ ] Yes	[ ] No	[ ] N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	[ ] Yes	[ ] No	[ ] N/A
Air supply appears to be adequate?	[ ] Yes	[ ] No	[ ] N/A
Automatic air pressure maintenance device appears to operate properly?	[ ] Yes	[ ] No	[ ] N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: [X]

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	[ ] Yes	[ ] No	[ ] N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed? _____	[ ] Yes	[ ] No	[ ] N/A
If No, was the internal inspection done during this annual inspection?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 North

Control Valves

Are all control valves identified?		Yes	X	No		N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X	Yes		No		N/A
Are all control valves in the normal open or closed postion?	X	Yes		No		N/A
Are all control valves free from external leaks?	X	Yes		No		N/A
During this inspection was each control valve operated through its full range?	X	Yes		No		N/A
If applicable post indicator valves were opened until spring tension was felt?		Yes		No	X	N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X	Yes		No		N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	G.O.B	X	Y		N	X	Y		N	X	Y		N
Main Incoming North	1	8"	G.O.B	X	Y		N	X	Y		N		Y	X	N
Hydrant Iso	1	6"	G.O.B	X	Y		N	X	Y		N		Y	X	N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6)

This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?		Yes		No		N/A
A forward flow test was conducted at the system demand, including hose stream?		Yes		No		N/A
The forward flow test results met the system demand, including hose stream?		Yes		No		N/A
If no connections are available was a flow test conducted at maximum flow rate possible?		Yes		No		N/A
Was there a way of measuring the maximum flow rate?		Yes		No		N/A
What flow rate was measured during the maximum flow rate?						
Was the backflow preventer tested with a separate report to check for no backflow?				No		N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 North

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
D6
D7
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Track 25-36 North**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Unable to confirm a lot of the Deficiencies previously written up due to low lighting.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: **Nov 17 2015** Inspector: **Bart Dlugosz** Inspector SP/WFD #: **223/792**

Property Name: **Winnipeg Transit Fort Rouge**

Tenant Name: **Building "B"**

Address: **421 Osborne Street**

City: **Winnipeg** Province: **MB** Postal Code:

Contact: **Alex Vecherya** Phone :

General

Building	**Building "B" Service Bay**
System Designation	**Service Bay**
Location of sprinkler valve	**South West corner of building in Maintenance Bay**

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

Is the building occupied?	[X] Yes	[ ] No	[ ] N/A
Is the system in service?	[X] Yes	[ ] No	[ ] N/A
The valve header room(s) appears to be adequately heated?	[X] Yes	[ ] No	[ ] N/A
The valve header room(s) have a low-temperature alarm?	[ ] Yes	[ ] No	[X] N/A
Is it known that the system(s) is hydraulically calculated?	[ ] Yes	[X] No	[ ] N/A
If yes, is hydraulic information sign provided at valve(s)?	[ ] Yes	[ ] No	[X] N/A
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	[X] Yes	[ ] No	[ ] N/A
Do all exterior openings appear to be protected from freezing?	[X] Yes	[ ] No	[ ] N/A
If a hand hose is part of the sprinkler system does it appear to be in good condition?	[X] Yes	[ ] No	[ ] N/A
Confirm that the building has not undergone any alterations/additions since the last inspection?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: **System appears to be pipe schedule system.**

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Service Bay**

Fire Department Connections (Section 13.7) **This section is Not Applicable:** [ ]

FDC Location: **Across the street of 520 Brandon street**

Are identification signs provided and in place?	[ ]	Yes	[X]	No	[ ]	N/A
The connections are visible and accessible?	[X]	Yes	[ ]	No	[ ]	N/A
Couplings or swivels are not damaged and rotate smoothly?	[X]	Yes	[ ]	No	[ ]	N/A
Plugs or caps are in place and undamaged?	[ ]	Yes	[X]	No	[ ]	N/A
Gaskets are in place and in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
The check valve is not leaking?	[ ]	Yes	[ ]	No	[X]	N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	Yes	[ ]	No	[X]	N/A
The connection clapper(s) is in place and appears to be operating properly?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.**

General Condition, Inspected From Floor Level (Section 5.2) **This section is Not Applicable:** [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	Yes	[ ]	No	[ ]	N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	Yes	[ ]	No	[ ]	N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	Yes	[ ]	No	[ ]	N/A
Devices, valves and gauges appear to be in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) **This section is Not Applicable:** [ ]

All sprinklers installed have been manufactured after 1920?	[X]	Yes	[ ]	No	[ ]	N/A
Standard response sprinklers are less than fity (50) years old?	[X]	Yes	[ ]	No	[ ]	N/A
Fast response sprinklers are less than twenty (20) years old?	[ ]	Yes	[ ]	No	[X]	N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	Yes	[ ]	No	[X]	N/A
Dry sprinklers are less than ten (10) years old?	[ ]	Yes	[ ]	No	[X]	N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Service Bay**

Gauges (Section 5.3.2) **This section is Not Applicable:** [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ]	Yes	[X]	No	[ ]	N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ]	Yes	[ ]	No	[X]	N/A
Gauges have been replaced during this annual inspection?	[ ]	Yes	[X]	No	[ ]	N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) **This section is Not Applicable:** [ ]

(All readings should be from the supply pressure lower gauge)
Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.

	This Year	Last
Static PSI Before	70	
Residual PSI	69	
Static PSI After	70	
Size of the Main Drain?	2"	

What date was the last main drain test done? **2014**

Explain No Answers / Comments: **Drain does not handle test.**

Wet System (Section 13.4) **This section is Not Applicable:** [ ]

The gauges indicate normal water pressure is being maintained?	[X]	Yes	[ ]	No	[ ]	N/A
Does alarm valve appear to be free of physical damage?	[X]	Yes	[ ]	No	[ ]	N/A
All trim valves are in the appropriate open or closed position?	[X]	Yes	[ ]	No	[ ]	N/A
The alarm drains are not leaking?	[X]	Yes	[ ]	No	[ ]	N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[X]	Yes	[ ]	No	[ ]	N/A
Anti-freeze solution reading is at what freezing point? **-27 C**						
Anti-freeze solution freezing point appears to be satisfactory?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Wet System Test Table for Wet Alarm Valve **This section is Not Applicable:** [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
8"	Grinnell	A	N/A	N.E corner of service bay

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
120 psi	36 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Service Bay**

Wet System Inspection (Section 13.4.1.2) **This section is Not Applicable:** [ ]

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the inspection completed? **Unknown**			
If No, was the internal inspection done during this annual inspection?	[ ] Yes	[X] No	[ ] N/A

Explain No Answers / Comments: **Unknown when last wet system inspection was and should be done.**

Wet System Vane Type Flow Alarms **This section is Not Applicable:** [X]

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) **This section is Not Applicable:** [X]

Does valve appear to be free of physical damage?	[ ] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[ ] Yes	[ ] No	[ ] N/A
The intermediate chamber is not leaking?	[ ] Yes	[ ] No	[ ] N/A
A tag or card with the last trip date and who conducted the test is attached to the valve?	[ ] Yes	[ ] No	[ ] N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Date: Nov 17 2015 Location: Building "B" Service Bay

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI.

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

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Date: Nov 17 2015 Location: Building "B" Service Bay

Preaction / Deluge System This section is Not Applicable: X

Does valve appear to be free of physical damage?	Yes	No	N/A
All trim valves are in the appropriate open or closed position?	Yes	No	N/A
The valve seat is not leaking?	Yes	No	N/A
The electrical components are in service?	Yes	No	N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? Yes No N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: X

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	Yes	No	N/A
Were all manual actuation devices operated?	Yes	No	N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	Yes	No	N/A
Air supply appears to be adequate?	Yes	No	N/A
Automatic air pressure maintenance device appears to operate properly?	Yes	No	N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	Yes	No	N/A

Explain No Answers / Comments:

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: X

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	Yes	No	N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed?	Yes	No	N/A
If No, was the internal inspection done during this annual inspection?	Yes	No	N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Service Bay

Control Valves

Are all control valves identified?		Yes	X	No		N/A
Are all control valves locked, sealed or equipped with a supervisory switch?		Yes	X	No		N/A
Are all control valves in the normal open or closed postion?	X	Yes		No		N/A
Are all control valves free from external leaks?	X	Yes		No		N/A
During this inspection was each control valve operated through its full range?	X	Yes		No		N/A
If applicable post indicator valves were opened until spring tension was felt?		Yes		No	X	N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X	Yes		No		N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	8"	OS+Y	X	Y		N	X	Y		N	X	Y		N
Glycol System ISO	2	2"	Ball Valve	X	Y		N		Y	X	N		Y	X	N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6) **This section is Not Applicable:** ☐

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?		Yes	X	No		N/A
A forward flow test was conducted at the system demand, including hose stream?		Yes	X	No		N/A
The forward flow test results met the system demand, including hose stream?		Yes		No	X	N/A
If no connections are available was a flow test conducted at maximum flow rate possible?		Yes	X	No		N/A
Was there a way of measuring the maximum flow rate?		Yes		No	X	N/A
What flow rate was measured during the maximum flow rate?						
Was the backflow preventer tested with a separate report to check for no backflow?	X			No		N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Service Bay

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	☐ Yes	☒ No	☐ N/A
If Yes, what year was the investigation completed?	Unknown		
If No, was the visual obstruction investigation conducted during this annual inspection?	☐ Yes	☐ No	☒ N/A
This visual obstruction investigation results appears that piping is not obstructed?	☐ Yes	☐ No	☒ N/A
Based on this years results a further flushing investigation or procedure is recommended?	☐ Yes	☐ No	☒ N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
D6 **Fire department connection is missing one 2.5" cap and should be replaced.**
D7 **All valves should be equiped with supervisory tamper switch to monitor valve in open position.**
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(Use back of page if further room is needed)

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Service Bay**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: Nov 17 2015 Inspector: Bart Dlugosz Inspector SP/WFD #: 223/792
Property Name: Winnipeg Transit Fort Rouge
Tenant Name: Building "B"
Address: 421 Osborne Street
City: Winnipeg Province: MB Postal Code:
Contact: Alex Vecherya Phone :

General

Building	Building "B" Track 13-24 South
System Designation	Track 13-24 south
Location of sprinkler valve	South East Valve Room

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?	X		
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: System appears to be pipe schedule system.

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 South

Fire Department Connections (Section 13.7) This section is Not Applicable: [ ]

FDC Location: S.E corner of building "B"

Are identification signs provided and in place?	[ ] Yes	[X] No	[ ] N/A
The connections are visible and accessible?	[X] Yes	[ ] No	[ ] N/A
Couplings or swivels are not damaged and rotate smoothly?	[X] Yes	[ ] No	[ ] N/A
Plugs or caps are in place and undamaged?	[X] Yes	[ ] No	[ ] N/A
Gaskets are in place and in good condition?	[X] Yes	[ ] No	[ ] N/A
The check valve is not leaking?	[ ] Yes	[ ] No	[X] N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ] Yes	[ ] No	[X] N/A
The connection clapper(s) is in place and appears to be operating properly?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "B" eastside.**

General Condition, Inspected From Floor Level (Section 5.2) This section is Not Applicable: [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X] Yes	[ ] No	[ ] N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X] Yes	[ ] No	[ ] N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X] Yes	[ ] No	[ ] N/A
Devices, valves and gauges appear to be in good condition?	[X] Yes	[ ] No	[ ] N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) This section is Not Applicable: [ ]

All sprinklers installed have been manufactured after 1920?	[X] Yes	[ ] No	[ ] N/A
Standard response sprinklers are less than fity (50) years old?	[X] Yes	[ ] No	[ ] N/A
Fast response sprinklers are less than twenty (20) years old?	[ ] Yes	[ ] No	[X] N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ] Yes	[ ] No	[X] N/A
Dry sprinklers are less than ten (10) years old?	[ ] Yes	[ ] No	[X] N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 South

Gauges (Section 5.3.2) This section is Not Applicable: [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ]	Yes	[X]	No	[ ]	N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ]	Yes	[ ]	No	[X]	N/A
Gauges have been replaced during this annual inspection?	[ ]	Yes	[X]	No	[ ]	N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) This section is Not Applicable: [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	70	
Residual PSI	69	
Static PSI After	70	
Size of the Main Drain?	2"	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? 2014

Explain No Answers / Comments: **Drain does not handle test. Should be cleaned.**

Wet System (Section 13.4) This section is Not Applicable: [ ]

The gauges indicate normal water pressure is being maintained?	[X]	Yes	[ ]	No	[ ]	N/A
Does alarm valve appear to be free of physical damage?	[X]	Yes	[ ]	No	[ ]	N/A
All trim valves are in the appropriate open or closed position?	[X]	Yes	[ ]	No	[ ]	N/A
The alarm drains are not leaking?	[X]	Yes	[ ]	No	[ ]	N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ]	Yes	[X]	No	[ ]	N/A
Anti-freeze solution reading is at what freezing point?						
Anti-freeze solution freezing point appears to be satisfactory?	[ ]	Yes	[ ]	No	[X]	N/A

Explain No Answers / Comments:

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
8"	Grinnell	A	N/A	Center South wall Track 13-24

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
120 psi	1m14s	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 South

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage? ☐ Yes ☐ No ☐ N/A

All trim valves are in the appropriate open or closed position? ☐ Yes ☐ No ☐ N/A

The intermediate chamber is not leaking? ☐ Yes ☐ No ☐ N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? ☐ Yes ☐ No ☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 South

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 South

Preaction / Deluge System This section is Not Applicable: X

Does valve appear to be free of physical damage?	Yes	No	N/A
All trim valves are in the appropriate open or closed position?	Yes	No	N/A
The valve seat is not leaking?	Yes	No	N/A
The electrical components are in service?	Yes	No	N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? Yes No N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: X

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	Yes	No	N/A
Were all manual actuation devices operated?	Yes	No	N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	Yes	No	N/A
Air supply appears to be adequate?	Yes	No	N/A
Automatic air pressure maintenance device appears to operate properly?	Yes	No	N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	Yes	No	N/A

Explain No Answers / Comments:

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: X

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	Yes	No	N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed?	Yes	No	N/A
If No, was the internal inspection done during this annual inspection?	Yes	No	N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 South

Control Valves

Are all control valves identified?	Yes	X No	N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X Yes	No	N/A
Are all control valves in the normal open or closed postion?	X Yes	No	N/A
Are all control valves free from external leaks?	X Yes	No	N/A
During this inspection was each control valve operated through its full range?	X Yes	No	N/A
If applicable post indicator valves were opened until spring tension was felt?	Yes	No	X N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X Yes	No	N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	8"	OS+Y	X	Y		N	X	Y		N	X	Y		N
Main Incoming	1	8"	G.O.B	X	Y		N	X	Y		N	X	Y		N
South Valve room Iso	1	8"	G.O.B	X	Y		N	X	Y		N		Y	X	N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6)

This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?	Yes	No	N/A
A forward flow test was conducted at the system demand, including hose stream?	Yes	No	N/A
The forward flow test results met the system demand, including hose stream?	Yes	No	N/A
If no connections are available was a flow test conducted at maximum flow rate possible?	Yes	No	N/A
Was there a way of measuring the maximum flow rate?	Yes	No	N/A
What flow rate was measured during the maximum flow rate?			
Was the backflow preventer tested with a separate report to check for no backflow?		No	N/A

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Track 13-24 South**

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? **Unknown**			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Track 13-24 South**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: Nov 17 2015 Inspector: Bart Dlugosz Inspector SP/WFD #: 223/792
Property Name: Winnipeg Transit Fort Rouge
Tenant Name: Building "B"
Address: 421 Osborne Street
City: Winnipeg Province: MB Postal Code:
Contact: Alex Vecherya Phone :

General

Building	Building "B" Track 25-36 South
System Designation	Track 25-36 South
Location of sprinkler valve	South East Valve Room

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?	X		
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: System appears to be pipe schedule system.

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None
When was pump last inspected?
Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A
Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 South

Fire Department Connections (Section 13.7) This section is Not Applicable: [ ]

FDC Location: S.E corner of building "B"

	Yes	No	N/A
Are identification signs provided and in place?	[ ]	[X]	[ ]
The connections are visible and accessible?	[X]	[ ]	[ ]
Couplings or swivels are not damaged and rotate smoothly?	[X]	[ ]	[ ]
Plugs or caps are in place and undamaged?	[X]	[ ]	[ ]
Gaskets are in place and in good condition?	[X]	[ ]	[ ]
The check valve is not leaking?	[ ]	[ ]	[X]
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	[ ]	[X]
The connection clapper(s) is in place and appears to be operating properly?	[X]	[ ]	[ ]

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "B" eastside.**

General Condition, Inspected From Floor Level (Section 5.2) This section is Not Applicable: [ ]

	Yes	No	N/A
Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	[ ]	[ ]
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	[ ]	[ ]
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	[ ]	[ ]
Devices, valves and gauges appear to be in good condition?	[X]	[ ]	[ ]
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	[ ]	[ ]

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) This section is Not Applicable: [ ]

	Yes	No	N/A
All sprinklers installed have been manufactured after 1920?	[X]	[ ]	[ ]
Standard response sprinklers are less than fity (50) years old?	[X]	[ ]	[ ]
Fast response sprinklers are less than twenty (20) years old?	[ ]	[ ]	[X]
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	[ ]	[X]
Dry sprinklers are less than ten (10) years old?	[ ]	[ ]	[X]

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 South

Gauges (Section 5.3.2) This section is Not Applicable: [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ]	Yes	[X]	No	[ ]	N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ]	Yes	[ ]	No	[X]	N/A
Gauges have been replaced during this annual inspection?	[ ]	Yes	[X]	No	[ ]	N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) This section is Not Applicable: [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	70	
Residual PSI	65	
Static PSI After	70	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? 2014 Size of the Main Drain? 2"
Explain No Answers / Comments: **Drain does not handle test.**

Wet System (Section 13.4) This section is Not Applicable: [ ]

The gauges indicate normal water pressure is being maintained?	[X]	Yes	[ ]	No	[ ]	N/A
Does alarm valve appear to be free of physical damage?	[X]	Yes	[ ]	No	[ ]	N/A
All trim valves are in the appropriate open or closed position?	[X]	Yes	[ ]	No	[ ]	N/A
The alarm drains are not leaking?	[X]	Yes	[ ]	No	[ ]	N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ]	Yes	[X]	No	[ ]	N/A
Anti-freeze solution reading is at what freezing point?	[ ]					
Anti-freeze solution freezing point appears to be satisfactory?	[ ]	Yes	[ ]	No	[X]	N/A

Explain No Answers / Comments: **There is no tail end anti freeze on system.**

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	N/A	North OHD 25

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
125 psi	34 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A
If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI
Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 South

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage? ☐ Yes ☐ No ☐ N/A

All trim valves are in the appropriate open or closed position? ☐ Yes ☐ No ☐ N/A

The intermediate chamber is not leaking? ☐ Yes ☐ No ☐ N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? ☐ Yes ☐ No ☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 South

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 South

Preaction / Deluge System This section is Not Applicable: [X]

Does valve appear to be free of physical damage?	[ ] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[ ] Yes	[ ] No	[ ] N/A
The valve seat is not leaking?	[ ] Yes	[ ] No	[ ] N/A
The electrical components are in service?	[ ] Yes	[ ] No	[ ] N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? [ ] Yes [ ] No [ ] N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. [ ] PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: [X]

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. [ ] PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	[ ] Yes	[ ] No	[ ] N/A
Were all manual actuation devices operated?	[ ] Yes	[ ] No	[ ] N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	[ ] Yes	[ ] No	[ ] N/A
Air supply appears to be adequate?	[ ] Yes	[ ] No	[ ] N/A
Automatic air pressure maintenance device appears to operate properly?	[ ] Yes	[ ] No	[ ] N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: [X]

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	[ ] Yes	[ ] No	[ ] N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed? _____	[ ] Yes	[ ] No	[ ] N/A
If No, was the internal inspection done during this annual inspection?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 25-36 South

Control Valves

Are all control valves identified?		Yes	X	No		N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X	Yes		No		N/A
Are all control valves in the normal open or closed postion?	X	Yes		No		N/A
Are all control valves free from external leaks?	X	Yes		No		N/A
During this inspection was each control valve operated through its full range?	X	Yes		No		N/A
If applicable post indicator valves were opened until spring tension was felt?		Yes		No	X	N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X	Yes		No		N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	G.O.B	X	Y		N	X	Y		N	X	Y		N
Main Incoming	1	8"	G.O.B	X	Y		N	X	Y		N	X	Y		N
South Valve room Iso	1	8"	G.O.B	X	Y		N	X	Y		N		Y	X	N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6) **This section is Not Applicable:** X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?		Yes		No		N/A
A forward flow test was conducted at the system demand, including hose stream?		Yes		No		N/A
The forward flow test results met the system demand, including hose stream?		Yes		No		N/A
If no connections are available was a flow test conducted at maximum flow rate possible?		Yes		No		N/A
Was there a way of measuring the maximum flow rate?		Yes		No		N/A
What flow rate was measured during the maximum flow rate?						
Was the backflow preventer tested with a separate report to check for no backflow?				No		N/A

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Track 25-36 South**

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	☐ Yes	☒ No	☐ N/A
If Yes, what year was the investigation completed? **Unknown**			
If No, was the visual obstruction investigation conducted during this annual inspection?	☐ Yes	☐ No	☒ N/A
This visual obstruction investigation results appears that piping is not obstructed?	☐ Yes	☐ No	☒ N/A
Based on this years results a further flushing investigation or procedure is recommended?	☐ Yes	☐ No	☒ N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
D6
D7
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Track 25-36 South**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

Chubb Edwards
82 Terracon Place
Winnipeg, MB
R2J 4G7
Tel (204) 633-5248 Fax (204) 632-5341

Chubb EDWARDS

January 6, 2016

Planning, Property and Development
Municipal Accommodations Division
Basement, 510 Main Street
Winnipeg, Manitoba
R3B 1M9
Attn: Ken Pietracci

Subject: November 2015 - Annual Test and Maintenance Inspection Agreement
Location: Winnipeg Transit, 421 Osborne Street, Winnipeg, MB

Per the terms of the Preventative Maintenance Agreement with Chubb Edwards, we have completed the test and inspection of the building systems listed below following the requirements of the current Provincial Fire Code.

The tested systems are indicated with **[√]** for satisfactory operation, **[X]** for unsatisfactory operation, and **[Inc]** for incomplete work.

[X] Sprinkler System

[√] Backflow Preventer

We enclose our completed test and inspection report for your review. A certificate of inspection is attached for the backflow preventer.

We welcome the opportunity to assist you, should you require additional information and/or service regarding this inspection.

Regards,

Dianna Grosshans
Fire Billing & Enquiries

Enc.

Chubb EDWARDS

Inspection Certificate

This is to certify the system referred to below was inspected in accordance with the Provincial Fire Code and the requirements of the authority having jurisdiction and was found to be in proper working order when the inspection was completed.

THIS CERTIFIES that the Backflow Preventer equipment

installed at 421 Osborne Street, Winnipeg, MB

was checked and inspected, and is serviced by a trained technician

Issued: November 17, 2015

Next Inspection: November, 2016

Operations Manager

UTC Fire & Security Canada

Managing Director
Chubb Edwards

C4396

Winnipeg

Water and Waste Department • Service des eaux et des déchets

BACKFLOW DEVICE TEST REPORT

Site Information

Contact	Alex
Company	Winnipeg Bus depot
Address (Street, City, Prov, Postal Code)	421 Osborne Winnipeg MB Building A
Phone / Fax #	
Email	

Owner Information

Contact	
Company	
Address (Street, City, Prov, Postal Code)	
Phone / Fax #	
Email	

Device Information

	Existing	Replaced	New
Serial #	01836		
Manufacturer	Ames		
Model #	4000B		
Type of Assembly (RP, DCVA, PVB)	RP		
Size (inches)	1.25		
Location of Assembly	Carpentry shop		
Type of Equip. Protected	Fire Protection		

Permit #:

Water Meter #:

Meter Reading:

Pass ☑ Fail ☐

Test Information

RP Device	1st Check (A)	2nd Check	Relief Valve (B)	Buffer (A-B=C)
Initial Test Date (mm-dd-yy): 11-17-15 Line Press. 110 psi	Press. Drop 9.2 psi Closed ☑ Leaked ☐	Closed ☑ Leaked ☐	Opened at 2.8 psi	6.4 psi
Test After Repair Date (mm-dd-yy): Line Press. _____ psi	Press. Drop _____ psi Closed ☐ Leaked ☐	Closed ☐ Leaked ☐	Opened at _____ psi	_____ psi

DCVA Device	1st Check	2nd Check
Initial Test Date (mm-dd-yy): Line Press. _____ psi	Closed ☐ Leaked ☐	Closed ☐ Leaked ☐
Test After Repair Date (mm-dd-yy): Line Press. _____ psi	Closed ☐ Leaked ☐	Closed ☐ Leaked ☐

PVB Device	Air Inlet	Check Valve
Initial Test Date (mm-dd-yy): Line Press. _____ psi	Opened at _____ psi Did not open ☐	Closed ☐ Leaked ☐
Test After Repair Date (mm-dd-yy): Line Press. _____ psi	Opened at _____ psi	Closed ☐

Licensed Tester

Licence #	889
Tester Name	Bart Dlugosz
Test Kit Serial #	05050352
Company	BDR
Phone #	204-586-8227

Comments / Maintenance / Repairs

I certify all information on this report is true and accurate, acknowledging that incomplete reports will not be accepted. This information meets the requirements under By-Law 504/73.

☑ I accept Date: 11/18/2015

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Winnipeg

Water and Waste Department • Service des eaux et des déchets

BACKFLOW DEVICE TEST REPORT

Site Information

Contact	Alex
Company	Winnipeg Bus depot
Address (Street, City, Prov, Postal Code)	421 Osborne Winnipeg MB Building A
Phone / Fax #	
Email	

Owner Information

Contact	
Company	
Address (Street, City, Prov, Postal Code)	
Phone / Fax #	
Email	

Device Information

	Existing	Replaced	New
Serial #	10264		
Manufacturer	Ames		
Model #	4000B		
Type of Assembly (RP, DCVA, PVB)	RP		
Size (inches)	2		
Location of Assembly	Paint shop		
Type of Equip. Protected	Fire Protection		

Permit #:

Water Meter #:

Meter Reading:

Pass ☑ Fail ☐

Test Information

RP Device	1st Check (A)	2nd Check	Relief Valve (B)	Buffer (A-B=C)
Initial Test Date (mm-dd-yy): 11-17-15 Line Press. 110 psi	Press. Drop 9.4 psi Closed ☑ Leaked ☐	Closed ☑ Leaked ☐	Opened at 2.6 psi	6.8 psi
Test After Repair Date (mm-dd-yy): _____ Line Press. _____ psi	Press. Drop _____ psi Closed ☐ Leaked ☐	Closed ☐ Leaked ☐	Opened at _____ psi	_____ psi

DCVA Device	1st Check	2nd Check
Initial Test Date (mm-dd-yy): _____ Line Press. _____ psi	Closed ☐ Leaked ☐	Closed ☐ Leaked ☐
Test After Repair Date (mm-dd-yy): _____ Line Press. _____ psi	Closed ☐ Leaked ☐	Closed ☐ Leaked ☐

PVB Device	Air Inlet	Check Valve
Initial Test Date (mm-dd-yy): _____ Line Press. _____ psi	Opened at _____ psi Did not open ☐	Closed ☐ Leaked ☐
Test After Repair Date (mm-dd-yy): _____ Line Press. _____ psi	Opened at _____ psi	Closed ☐

Licensed Tester

Licence #	889
Tester Name	Bart Dlugosz
Test Kit Serial #	05050352
Company	BDR
Phone #	204-586-8227

Comments / Maintenance / Repairs

I certify all information on this report is true and accurate, acknowledging that incomplete reports will not be accepted. This information meets the requirements under By-Law 504/73.

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BACKFLOW DEVICE TEST REPORT

Site Information

Contact	Alex
Company	Winnipeg Bus depot
Address (Street, City, Prov, Postal Code)	421 Osborne Winnipeg MB Building B
Phone / Fax #	
Email	

Owner Information

Contact	
Company	
Address (Street, City, Prov, Postal Code)	
Phone / Fax #	
Email	

Device Information

	Existing	Replaced	New
Serial #	A02235		
Manufacturer	Ames		
Model #	4000B		
Type of Assembly (RP, DCVA, PVB)	RP		
Size (inches)	2		
Location of Assembly	Glycol		
Type of Equip. Protected	Fire Protection		

Permit #:

Water Meter #:

Meter Reading:

Pass ☑ Fail ☐

Test Information

RP Device	1st Check (A)	2nd Check	Relief Valve (B)	Buffer (A-B=C)
Initial Test Date (mm-dd-yy): 11-18-15 Line Press. 120 psi	Press. Drop 10.8 psi Closed ☑ Leaked ☐	Closed ☑ Leaked ☐	Opened at 3.5 psi	7.3 psi
Test After Repair Date (mm-dd-yy): _____ Line Press. _____ psi	Press. Drop _____ psi Closed ☐ Leaked ☐	Closed ☐ Leaked ☐	Opened at _____ psi	_____ psi

DCVA Device	1st Check	2nd Check
Initial Test Date (mm-dd-yy): _____ Line Press. _____ psi	Closed ☐ Leaked ☐	Closed ☐ Leaked ☐
Test After Repair Date (mm-dd-yy): _____ Line Press. _____ psi	Closed ☐ Leaked ☐	Closed ☐ Leaked ☐

PVB Device	Air Inlet	Check Valve
Initial Test Date (mm-dd-yy): _____ Line Press. _____ psi	Opened at _____ psi Did not open ☐	Closed ☐ Leaked ☐
Test After Repair Date (mm-dd-yy): _____ Line Press. _____ psi	Opened at _____ psi	Closed ☐

Licensed Tester

Licence #	889
Tester Name	Bart Dlugosz
Test Kit Serial #	05050352
Company	BDR
Phone #	204-586-8227

Comments / Maintenance / Repairs

I certify all information on this report is true and accurate, acknowledging that incomplete reports will not be accepted. This information meets the requirements under By-Law 504/73.

☑ I accept Date: 11/18/2015

Email this form

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: Nov 17 2015 Inspector: Bart Dlugosz Inspector SP/WFD #: 223/792
Property Name: Winnipeg Transit Fort Rouge
Tenant Name: Building B
Address: 421 Osborne Street
City: Winnipeg Province: MB Postal Code:
Contact: Alex Vecherya Phone :

General

Building	Building "B" South Track 1-12
System Designation	South Track 1-12
Location of sprinkler valve	South West corner of building in Maintenance Bay

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

Is the building occupied?	[X] Yes	[ ] No	[ ] N/A
Is the system in service?	[X] Yes	[ ] No	[ ] N/A
The valve header room(s) appears to be adequately heated?	[X] Yes	[ ] No	[ ] N/A
The valve header room(s) have a low-temperature alarm?	[ ] Yes	[ ] No	[X] N/A
Is it known that the system(s) is hydraulically calculated?	[ ] Yes	[X] No	[ ] N/A
If yes, is hydraulic information sign provided at valve(s)?	[ ] Yes	[ ] No	[X] N/A
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	[X] Yes	[ ] No	[ ] N/A
Do all exterior openings appear to be protected from freezing?	[X] Yes	[ ] No	[ ] N/A
If a hand hose is part of the sprinkler system does it appear to be in good condition?	[X] Yes	[ ] No	[ ] N/A
Confirm that the building has not undergone any alterations/additions since the last inspection?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: System appears to be pipe schedule system.

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None
When was pump last inspected?
Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A
Explain No Answers / Comments:

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" South Track 1-12**

Fire Department Connections (Section 13.7) **This section is Not Applicable:** [ ]

FDC Location: **Across the street of 520 Brandon street**

Are identification signs provided and in place?	[ ]	Yes	[X]	No	[ ]	N/A
The connections are visible and accessible?	[X]	Yes	[ ]	No	[ ]	N/A
Couplings or swivels are not damaged and rotate smoothly?	[X]	Yes	[ ]	No	[ ]	N/A
Plugs or caps are in place and undamaged?	[ ]	Yes	[X]	No	[ ]	N/A
Gaskets are in place and in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
The check valve is not leaking?	[ ]	Yes	[ ]	No	[X]	N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	Yes	[ ]	No	[X]	N/A
The connection clapper(s) is in place and appears to be operating properly?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.**

General Condition, Inspected From Floor Level (Section 5.2) **This section is Not Applicable:** [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	Yes	[ ]	No	[ ]	N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	Yes	[ ]	No	[ ]	N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	Yes	[ ]	No	[ ]	N/A
Devices, valves and gauges appear to be in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) **This section is Not Applicable:** [ ]

All sprinklers installed have been manufactured after 1920?	[X]	Yes	[ ]	No	[ ]	N/A
Standard response sprinklers are less than fity (50) years old?	[X]	Yes	[ ]	No	[ ]	N/A
Fast response sprinklers are less than twenty (20) years old?	[ ]	Yes	[ ]	No	[X]	N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	Yes	[ ]	No	[X]	N/A
Dry sprinklers are less than ten (10) years old?	[ ]	Yes	[ ]	No	[X]	N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" South Track 1-12**

Gauges (Section 5.3.2) **This section is Not Applicable:** [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ] Yes	[X] No	[ ] N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ] Yes	[ ] No	[X] N/A
Gauges have been replaced during this annual inspection?	[ ] Yes	[X] No	[ ] N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) **This section is Not Applicable:** [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	70	
Residual PSI	69	
Static PSI After	70	
Size of the Main Drain?	2"	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? **2014**

Explain No Answers / Comments: **Drain does not handle test.**

Wet System (Section 13.4) **This section is Not Applicable:** [ ]

The gauges indicate normal water pressure is being maintained?	[X] Yes	[ ] No	[ ] N/A
Does alarm valve appear to be free of physical damage?	[X] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[X] Yes	[ ] No	[ ] N/A
The alarm drains are not leaking?	[X] Yes	[ ] No	[ ] N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ] Yes	[X] No	[ ] N/A
Anti-freeze solution reading is at what freezing point?			
Anti-freeze solution freezing point appears to be satisfactory?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments:

Wet System Test Table for Wet Alarm Valve **This section is Not Applicable:** [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
8"	Grinnell	A	N/A	Inside south door 12

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
125 psi	1m20s	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" South Track 1-12

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years?	☐ Yes	☒ No	☐ N/A
If Yes, what year was the inspection completed? Unknown			
If No, was the internal inspection done during this annual inspection?	☐ Yes	☒ No	☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage?	☐ Yes	☐ No	☐ N/A
All trim valves are in the appropriate open or closed position?	☐ Yes	☐ No	☐ N/A
The intermediate chamber is not leaking?	☐ Yes	☐ No	☐ N/A
A tag or card with the last trip date and who conducted the test is attached to the valve?	☐ Yes	☐ No	☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" South Track 1-12

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" South Track 1-12

Preaction / Deluge System This section is Not Applicable: X

Does valve appear to be free of physical damage?	Yes	No	N/A
All trim valves are in the appropriate open or closed position?	Yes	No	N/A
The valve seat is not leaking?	Yes	No	N/A
The electrical components are in service?	Yes	No	N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? Yes No N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: X

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	Yes	No	N/A
Were all manual actuation devices operated?	Yes	No	N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	Yes	No	N/A
Air supply appears to be adequate?	Yes	No	N/A
Automatic air pressure maintenance device appears to operate properly?	Yes	No	N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	Yes	No	N/A

Explain No Answers / Comments:

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: X

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	Yes	No	N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed? _____	Yes	No	N/A
If No, was the internal inspection done during this annual inspection?	Yes	No	N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" South Track 1-12

Control Valves

Are all control valves identified?	X Yes	No	N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X Yes	No	N/A
Are all control valves in the normal open or closed postion?	X Yes	No	N/A
Are all control valves free from external leaks?	X Yes	No	N/A
During this inspection was each control valve operated through its full range?	X Yes	No	N/A
If applicable post indicator valves were opened until spring tension was felt?	Yes	No	X N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X Yes	No	N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	OS+Y	X	Y		N	X	Y		N	X	Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6) This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?	Yes	No	N/A
A forward flow test was conducted at the system demand, including hose stream?	Yes	No	N/A
The forward flow test results met the system demand, including hose stream?	Yes	No	N/A
If no connections are available was a flow test conducted at maximum flow rate possible?	Yes	No	N/A
Was there a way of measuring the maximum flow rate?	Yes	No	N/A
What flow rate was measured during the maximum flow rate?			
Was the backflow preventer tested with a separate report to check for no backflow?		No	N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" South Track 1-12

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	☐ Yes	☒ No	☐ N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	☐ Yes	☐ No	☒ N/A
This visual obstruction investigation results appears that piping is not obstructed?	☐ Yes	☐ No	☒ N/A
Based on this years results a further flushing investigation or procedure is recommended?	☐ Yes	☐ No	☒ N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
D6 **Fire department connection is missing one 2.5" cap and should be replaced.**
D7
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" South Track 1-12

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: Bart Dlugosz Inspection Date: Nov 17 2015

Licence SP/WFD #: 223/792 Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: Nov 17 2015 Inspector: Bart Dlugosz Inspector SP/WFD #: 223/792
Property Name: Winnipeg Transit Fort Rouge
Tenant Name: Building "A"
Address: 421 Osborne Street
City: Winnipeg Province: MB Postal Code:
Contact: Alex Vecherya Phone :

General

Building	Building "A" High Bay Center
System Designation	Center High Bay
Location of sprinkler valve	Infront of Bus Bay 25

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?			X
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: System appears to be pipe Schedule system.

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" High Bay Center**

Fire Department Connections (Section 13.7) **This section is Not Applicable:** [ ]

FDC Location: **Across the street of 520 Brandon street**

Are identification signs provided and in place?	[ ]	Yes	[X]	No	[ ]	N/A
The connections are visible and accessible?	[X]	Yes	[ ]	No	[ ]	N/A
Couplings or swivels are not damaged and rotate smoothly?	[X]	Yes	[ ]	No	[ ]	N/A
Plugs or caps are in place and undamaged?	[ ]	Yes	[X]	No	[ ]	N/A
Gaskets are in place and in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
The check valve is not leaking?	[ ]	Yes	[ ]	No	[X]	N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	Yes	[ ]	No	[X]	N/A
The connection clapper(s) is in place and appears to be operating properly?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.**

General Condition, Inspected From Floor Level (Section 5.2) **This section is Not Applicable:** [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	Yes	[ ]	No	[ ]	N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	Yes	[ ]	No	[ ]	N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	Yes	[ ]	No	[ ]	N/A
Devices, valves and gauges appear to be in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) **This section is Not Applicable:** [ ]

All sprinklers installed have been manufactured after 1920?	[X]	Yes	[ ]	No	[ ]	N/A
Standard response sprinklers are less than fity (50) years old?	[X]	Yes	[ ]	No	[ ]	N/A
Fast response sprinklers are less than twenty (20) years old?	[ ]	Yes	[ ]	No	[X]	N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	Yes	[ ]	No	[X]	N/A
Dry sprinklers are less than ten (10) years old?	[ ]	Yes	[ ]	No	[X]	N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay Center

Gauges (Section 5.3.2) This section is Not Applicable: [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ]	Yes	[X]	No	[ ]	N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ]	Yes	[ ]	No	[X]	N/A
Gauges have been replaced during this annual inspection?	[ ]	Yes	[X]	No	[ ]	N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) This section is Not Applicable: [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	75	
Residual PSI	65	
Static PSI After	75	
Size of the Main Drain?	2"	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? 2014
Explain No Answers / Comments:

Wet System (Section 13.4) This section is Not Applicable: [ ]

The gauges indicate normal water pressure is being maintained?	[X]	Yes	[ ]	No	[ ]	N/A
Does alarm valve appear to be free of physical damage?	[X]	Yes	[ ]	No	[ ]	N/A
All trim valves are in the appropriate open or closed position?	[X]	Yes	[ ]	No	[ ]	N/A
The alarm drains are not leaking?	[X]	Yes	[ ]	No	[ ]	N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ]	Yes	[X]	No	[ ]	N/A
Anti-freeze solution reading is at what freezing point?	[ ]					
Anti-freeze solution freezing point appears to be satisfactory?	[ ]	Yes	[ ]	No	[X]	N/A

Explain No Answers / Comments: **No tail end Anti-freeze system.**

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	F4858	Bus Bay 8 on Column.

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
125 psi	39 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay Center

Wet System Inspection (Section 13.4.1.2) **This section is Not Applicable:** [ ]

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? [ ] Yes [X] No [ ] N/A

If Yes, what year was the inspection completed? **Unknown**

If No, was the internal inspection done during this annual inspection? [ ] Yes [X] No [ ] N/A

Explain No Answers / Comments: **Unknown when last wet system inspection was and should be done.**

Wet System Vane Type Flow Alarms **This section is Not Applicable:** [X]

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) **This section is Not Applicable:** [X]

Does valve appear to be free of physical damage? [ ] Yes [ ] No [ ] N/A

All trim valves are in the appropriate open or closed position? [ ] Yes [ ] No [ ] N/A

The intermediate chamber is not leaking? [ ] Yes [ ] No [ ] N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? [ ] Yes [ ] No [ ] N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay Center

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments:

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly?	☐ Yes	☐ No	☐ N/A
Dry pipe valve interior appears clean and satisfactory?	☐ Yes	☐ No	☐ N/A
Quick-opening device operated properly?	☐ Yes	☐ No	☐ N/A
Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain?		☐ No	☐ N/A
Were all identified auxiliary drains drained during this inspection?	☐ Yes	☐ No	☐ N/A
Air supply appears to be adequate?	☐ Yes	☐ No	☐ N/A
Automatic air pressure maintenance device appears to operate properly?	☐ Yes	☐ No	☐ N/A
Was the dry pipe valve filled with priming water after it was trip tested and reset?	☐ Yes	☐ No	☐ N/A

Explain No Answers / Comments:

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed?

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay Center

Preaction / Deluge System This section is Not Applicable: X

Does valve appear to be free of physical damage?	Yes	No	N/A
All trim valves are in the appropriate open or closed position?	Yes	No	N/A
The valve seat is not leaking?	Yes	No	N/A
The electrical components are in service?	Yes	No	N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? Yes No N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: X

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	Yes	No	N/A
Were all manual actuation devices operated?	Yes	No	N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	Yes	No	N/A
Air supply appears to be adequate?	Yes	No	N/A
Automatic air pressure maintenance device appears to operate properly?	Yes	No	N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	Yes	No	N/A

Explain No Answers / Comments:

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: X

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	Yes	No	N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed?	Yes	No	N/A
If No, was the internal inspection done during this annual inspection?	Yes	No	N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay Center

Control Valves

Are all control valves identified?	X	Yes		No		N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X	Yes		No		N/A
Are all control valves in the normal open or closed postion?	X	Yes		No		N/A
Are all control valves free from external leaks?	X	Yes		No		N/A
During this inspection was each control valve operated through its full range?	X	Yes		No		N/A
If applicable post indicator valves were opened until spring tension was felt?		Yes		No	X	N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X	Yes		No		N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	OS+Y	X	Y		N	X	Y		N	X	Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6) This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?		Yes		No		N/A
A forward flow test was conducted at the system demand, including hose stream?		Yes		No		N/A
The forward flow test results met the system demand, including hose stream?		Yes		No		N/A
If no connections are available was a flow test conducted at maximum flow rate possible?		Yes		No		N/A
Was there a way of measuring the maximum flow rate?		Yes		No		N/A
What flow rate was measured during the maximum flow rate?						
Was the backflow preventer tested with a separate report to check for no backflow?		Yes		No		N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay Center

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **Fire department connection is missing one 2.5" cap and should be replaced.**
D5 **Fire department connection should have a identification sign.**
D6
D7
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" High Bay Center**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1. **Inspectors test should be remounted onto column.**

R2. **Low pressure switch should be installed to prevent false alarms.**

R3. **Drains should be cleaned out to better handle drain test.**

R4.

R5.

R6.

R7.

R8.

R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Automatic Sprinkler Systems

Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: **Nov 17 2015** Inspector: **Bart Dlugosz** Inspector SP/WFD #: **223/792**

Property Name: **Winnipeg Transit Fort Rouge**

Tenant Name: **Building "A"**

Address: **421 Osborne Street**

City: **Winnipeg** Province: **MB** Postal Code:

Contact: **Alex Vecherya** Phone :

General

Building	**Building "A" C.T.S - Communication & Traffic Services**
System Designation	**Communication / Traffic Services**
Location of sprinkler valve	**Main Entrance Radio Shop**

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

Is the building occupied?	[X] Yes	[ ] No	[ ] N/A
Is the system in service?	[X] Yes	[ ] No	[ ] N/A
The valve header room(s) appears to be adequately heated?	[X] Yes	[ ] No	[ ] N/A
The valve header room(s) have a low-temperature alarm?	[ ] Yes	[ ] No	[X] N/A
Is it known that the system(s) is hydraulically calculated?	[ ] Yes	[X] No	[ ] N/A
If yes, is hydraulic information sign provided at valve(s)?	[ ] Yes	[ ] No	[X] N/A
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	[X] Yes	[ ] No	[ ] N/A
Do all exterior openings appear to be protected from freezing?	[X] Yes	[ ] No	[ ] N/A
If a hand hose is part of the sprinkler system does it appear to be in good condition?	[X] Yes	[ ] No	[ ] N/A
Confirm that the building has not undergone any alterations/additions since the last inspection?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: **System appears to be pipe schedule system.**

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: **Nov 17 2015** Inspector: **Bart Dlugosz** Inspector SP/WFD #: **223/792**

Property Name: **Winnipeg Transit Fort Rouge**

Tenant Name: **Building "A"**

Address: **421 Osborne Street**

City: **Winnipeg** Province: **MB** Postal Code:

Contact: **Alex Vecherya** Phone :

General

Building	**Building "A" C.T.S - Communication & Traffic Services**
System Designation	**Communication / Traffic Services**
Location of sprinkler valve	**Main Entrance Radio Shop**

Type of sprinkler system: [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?	X		
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: **System appears to be pipe schedule system.**

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" C.T.S - Communication & Traffic Services

Fire Department Connections (Section 13.7) This section is Not Applicable: [ ]

FDC Location: Across the street of 520 Brandon street

Are identification signs provided and in place?	[ ]	Yes	[X]	No	[ ]	N/A
The connections are visible and accessible?	[X]	Yes	[ ]	No	[ ]	N/A
Couplings or swivels are not damaged and rotate smoothly?	[X]	Yes	[ ]	No	[ ]	N/A
Plugs or caps are in place and undamaged?	[ ]	Yes	[X]	No	[ ]	N/A
Gaskets are in place and in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
The check valve is not leaking?	[ ]	Yes	[ ]	No	[X]	N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	Yes	[ ]	No	[X]	N/A
The connection clapper(s) is in place and appears to be operating properly?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.**

General Condition, Inspected From Floor Level (Section 5.2) This section is Not Applicable: [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[ ]	Yes	[X]	No	[ ]	N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	Yes	[ ]	No	[ ]	N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	Yes	[ ]	No	[ ]	N/A
Devices, valves and gauges appear to be in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: **Refer to page 8 deficiencies.**

Sprinkler Testing (Section 5.3) This section is Not Applicable: [ ]

All sprinklers installed have been manufactured after 1920?	[X]	Yes	[ ]	No	[ ]	N/A
Standard response sprinklers are less than fity (50) years old?	[X]	Yes	[ ]	No	[ ]	N/A
Fast response sprinklers are less than twenty (20) years old?	[ ]	Yes	[ ]	No	[X]	N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	Yes	[ ]	No	[X]	N/A
Dry sprinklers are less than ten (10) years old?	[ ]	Yes	[ ]	No	[X]	N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" C.T.S - Communication & Traffic Services**

Gauges (Section 5.3.2) **This section is Not Applicable:** [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ]	Yes	[X]	No	[ ]	N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ]	Yes	[ ]	No	[X]	N/A
Gauges have been replaced during this annual inspection?	[ ]	Yes	[X]	No	[ ]	N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) **This section is Not Applicable:** [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	75	
Residual PSI	73	
Static PSI After	75	
Size of the Main Drain?	2"	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? **2014**

Explain No Answers / Comments: **Drain does not handle test.**

Wet System (Section 13.4) **This section is Not Applicable:** [ ]

The gauges indicate normal water pressure is being maintained?	[X]	Yes	[ ]	No	[ ]	N/A
Does alarm valve appear to be free of physical damage?	[X]	Yes	[ ]	No	[ ]	N/A
All trim valves are in the appropriate open or closed position?	[X]	Yes	[ ]	No	[ ]	N/A
The alarm drains are not leaking?	[X]	Yes	[ ]	No	[ ]	N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[X]	Yes	[ ]	No	[ ]	N/A
Anti-freeze solution reading is at what freezing point?	[ ]					
Anti-freeze solution freezing point appears to be satisfactory?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Wet System Test Table for Wet Alarm Valve **This section is Not Applicable:** [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	F1837	Sign storage area

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
120 psi	32 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" C.T.S - Communication & Traffic Services

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage?	☐ Yes	☐ No	☐ N/A
All trim valves are in the appropriate open or closed position?	☐ Yes	☐ No	☐ N/A
The intermediate chamber is not leaking?	☐ Yes	☐ No	☐ N/A
A tag or card with the last trip date and who conducted the test is attached to the valve?	☐ Yes	☐ No	☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" C.T.S - Communication & Traffic Services

Preaction / Deluge System This section is Not Applicable: [X]

Does valve appear to be free of physical damage?	[ ] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[ ] Yes	[ ] No	[ ] N/A
The valve seat is not leaking?	[ ] Yes	[ ] No	[ ] N/A
The electrical components are in service?	[ ] Yes	[ ] No	[ ] N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? [ ] Yes [ ] No [ ] N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. [ ] PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: [X]

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. [ ] PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	[ ] Yes	[ ] No	[ ] N/A
Were all manual actuation devices operated?	[ ] Yes	[ ] No	[ ] N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	[ ] Yes	[ ] No	[ ] N/A
Air supply appears to be adequate?	[ ] Yes	[ ] No	[ ] N/A
Automatic air pressure maintenance device appears to operate properly?	[ ] Yes	[ ] No	[ ] N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: [X]

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	[ ] Yes	[ ] No	[ ] N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed? _____	[ ] Yes	[ ] No	[ ] N/A
If No, was the internal inspection done during this annual inspection?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" C.T.S - Communication & Traffic Services**

Control Valves

Are all control valves identified?		Yes	X	No		N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X	Yes		No		N/A
Are all control valves in the normal open or closed postion?	X	Yes		No		N/A
Are all control valves free from external leaks?	X	Yes		No		N/A
During this inspection was each control valve operated through its full range?	X	Yes		No		N/A
If applicable post indicator valves were opened until spring tension was felt?		Yes		No	X	N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X	Yes		No		N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	OS+Y	X	Y		N	X	Y		N	X	Y		N
Low bay west traffic	1	6"	G.O.B	X	Y		N	X	Y		N		Y	X	N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6)

This section is Not Applicable: ☐

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?		Yes		No		N/A
A forward flow test was conducted at the system demand, including hose stream?		Yes		No		N/A
The forward flow test results met the system demand, including hose stream?		Yes		No		N/A
If no connections are available was a flow test conducted at maximum flow rate possible?		Yes		No		N/A
Was there a way of measuring the maximum flow rate?		Yes		No		N/A
What flow rate was measured during the maximum flow rate?						
Was the backflow preventer tested with a separate report to check for no backflow?				No		N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" C.T.S - Communication & Traffic Services

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: Unknown when last Obstruction invesitgation was done and should be done .

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. Obstruction investigation of piping should be done every 5 years.
D2 Internal Inspection of alarm valve and components should be done every 5 years.
D3 Gauges are older then 5 years and should be replaced.
D4 All system control valves should be identified and "keep open" signs should be installed.
D5 Fire department connection should have a identification sign.
D6 Fire department connection is missing one 2.5" cap and should be replaced.
D7 There are approx. EIGHT loaded heads in Radio shop and should be cleaned.
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" C.T.S - Communication & Traffic Services**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: Nov 17 2015 Inspector: Bart Dlugosz Inspector SP/WFD #: 223/792

Property Name: Winnipeg Transit Fort Rouge

Tenant Name: Building "A"

Address: 421 Osborne Street

City: Winnipeg Province: MB Postal Code:

Contact: Alex Vecherya Phone :

General

Building	Building "A" High Bay East
System Designation	East High Bay
Location of sprinkler valve	In front of Bus Bay 19 Valve room

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?			X
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: System appears to be pipe Schedule system.

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" High Bay East**

Fire Department Connections (Section 13.7) **This section is Not Applicable:** [ ]

FDC Location: **Across the street of 520 Brandon street**

Are identification signs provided and in place?	[ ] Yes	[X] No	[ ] N/A
The connections are visible and accessible?	[X] Yes	[ ] No	[ ] N/A
Couplings or swivels are not damaged and rotate smoothly?	[X] Yes	[ ] No	[ ] N/A
Plugs or caps are in place and undamaged?	[ ] Yes	[X] No	[ ] N/A
Gaskets are in place and in good condition?	[X] Yes	[ ] No	[ ] N/A
The check valve is not leaking?	[ ] Yes	[ ] No	[X] N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ] Yes	[ ] No	[X] N/A
The connection clapper(s) is in place and appears to be operating properly?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.**

General Condition, Inspected From Floor Level (Section 5.2) **This section is Not Applicable:** [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X] Yes	[ ] No	[ ] N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X] Yes	[ ] No	[ ] N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X] Yes	[ ] No	[ ] N/A
Devices, valves and gauges appear to be in good condition?	[X] Yes	[ ] No	[ ] N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) **This section is Not Applicable:** [ ]

All sprinklers installed have been manufactured after 1920?	[X] Yes	[ ] No	[ ] N/A
Standard response sprinklers are less than fity (50) years old?	[X] Yes	[ ] No	[ ] N/A
Fast response sprinklers are less than twenty (20) years old?	[ ] Yes	[ ] No	[X] N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ] Yes	[ ] No	[X] N/A
Dry sprinklers are less than ten (10) years old?	[ ] Yes	[ ] No	[X] N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay East

Gauges (Section 5.3.2) This section is Not Applicable: [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ] Yes	[X] No	[ ] N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ] Yes	[ ] No	[X] N/A
Gauges have been replaced during this annual inspection?	[ ] Yes	[X] No	[ ] N/A

Explain No Answers / Comments: Gauges dated 2009 (x2) Should be replaced.

Main Drain Test (Section 13.2.5) This section is Not Applicable: [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before		
Residual PSI		
Static PSI After		
Size of the Main Drain?	2"	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? 2014

Explain No Answers / Comments: Drain does not handle test. Should be cleaned out.

Wet System (Section 13.4) This section is Not Applicable: [ ]

The gauges indicate normal water pressure is being maintained?	[X] Yes	[ ] No	[ ] N/A
Does alarm valve appear to be free of physical damage?	[X] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[X] Yes	[ ] No	[ ] N/A
The alarm drains are not leaking?	[X] Yes	[ ] No	[ ] N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ] Yes	[X] No	[ ] N/A
Anti-freeze solution reading is at what freezing point?			
Anti-freeze solution freezing point appears to be satisfactory?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: No tail end Anti-freeze system.

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	4681	Engine Run shop / Test shop

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
125 psi	52 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: No low pressure switch, One should be installed to prevent false alarms.

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay East

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☐

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI
Building B Main flow	In sprinkler room		19 sec	

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage? ☐ Yes ☐ No ☐ N/A

All trim valves are in the appropriate open or closed position? ☐ Yes ☐ No ☐ N/A

The intermediate chamber is not leaking? ☐ Yes ☐ No ☐ N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? ☐ Yes ☐ No ☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay East

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? [ ] Yes [ ] No [X] N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. [ ] PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** [X]

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ [ ] Yes [ ] No [ ] N/A

If No, is the fully open trip test being conducted during this annual inspection? [ ] Yes [ ] No [ ] N/A

Normal air pressure as per the Manufacturers recommendation [ ] PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? [ ] Yes [ ] No [ ] N/A

Dry pipe valve interior appears clean and satisfactory? [ ] Yes [ ] No [ ] N/A

Quick-opening device operated properly? [ ] Yes [ ] No [ ] N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? [ ] No [ ] N/A

Were all identified auxiliary drains drained during this inspection? [ ] Yes [ ] No [ ] N/A

Air supply appears to be adequate? [ ] Yes [ ] No [ ] N/A

Automatic air pressure maintenance device appears to operate properly? [ ] Yes [ ] No [ ] N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? [ ] Yes [ ] No [ ] N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** [X]

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? [ ] Yes [ ] No [ ] N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? [ ] Yes [ ] No [ ] N/A

Explain No Answers / Comments: _____

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" High Bay East**

Preaction / Deluge System **This section is Not Applicable:** [X]

Does valve appear to be free of physical damage?	[ ] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[ ] Yes	[ ] No	[ ] N/A
The valve seat is not leaking?	[ ] Yes	[ ] No	[ ] N/A
The electrical components are in service?	[ ] Yes	[ ] No	[ ] N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? [ ] Yes [ ] No [ ] N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. [ ] PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) **This section is Not Applicable:** [X]

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. [ ] PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	[ ] Yes	[ ] No	[ ] N/A
Were all manual actuation devices operated?	[ ] Yes	[ ] No	[ ] N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	[ ] Yes	[ ] No	[ ] N/A
Air supply appears to be adequate?	[ ] Yes	[ ] No	[ ] N/A
Automatic air pressure maintenance device appears to operate properly?	[ ] Yes	[ ] No	[ ] N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) **This section is Not Applicable:** [X]

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	[ ] Yes	[ ] No	[ ] N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed? _____	[ ] Yes	[ ] No	[ ] N/A
If No, was the internal inspection done during this annual inspection?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay East

Control Valves

Are all control valves identified?		Yes	X	No		N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X	Yes		No		N/A
Are all control valves in the normal open or closed postion?	X	Yes		No		N/A
Are all control valves free from external leaks?	X	Yes		No		N/A
During this inspection was each control valve operated through its full range?	X	Yes		No		N/A
If applicable post indicator valves were opened until spring tension was felt?		Yes		No	X	N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X	Yes		No		N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	OS+Y	X	Y		N	X	Y		N		Y	X	N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6)

This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?		Yes		No		N/A
A forward flow test was conducted at the system demand, including hose stream?		Yes		No		N/A
The forward flow test results met the system demand, including hose stream?		Yes		No		N/A
If no connections are available was a flow test conducted at maximum flow rate possible?		Yes		No		N/A
Was there a way of measuring the maximum flow rate?		Yes		No		N/A
What flow rate was measured during the maximum flow rate?						
Was the backflow preventer tested with a separate report to check for no backflow?		Yes		No		N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay East

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: Unknown when last Obstruction invesitgation was done and should be done .

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. Obstruction investigation of piping should be done every 5 years.
D2 Internal Inspection of alarm valve and components should be done every 5 years.
D3 Gauges are older then 5 years and should be replaced.
D4 Fire department connection is missing one 2.5" cap and should be replaced.
D5 Fire department connection should have a identification sign.
D6 All system control valves should be identified and "keep open" signs should be installed.
D7
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" High Bay East**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Automatic Sprinkler Systems

Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: **Nov 17 2015** Inspector: **Bart Dlugosz** Inspector SP/WFD #: **223/792**

Property Name: **Winnipeg Transit Fort Rouge**

Tenant Name: **Building "A"**

Address: **421 Osborne Street**

City: **Winnipeg** Province: **MB** Postal Code:

Contact: **Alex Vecherya** Phone :

General

Building	**Building "A" Stores Center**
System Designation	**Center Stores / Low Bay Center**
Location of sprinkler valve	**East Stores valve header**

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

Is the building occupied?	[X] Yes	[ ] No	[ ] N/A
Is the system in service?	[X] Yes	[ ] No	[ ] N/A
The valve header room(s) appears to be adequately heated?	[X] Yes	[ ] No	[ ] N/A
The valve header room(s) have a low-temperature alarm?	[ ] Yes	[ ] No	[X] N/A
Is it known that the system(s) is hydraulically calculated?	[ ] Yes	[X] No	[ ] N/A
If yes, is hydraulic information sign provided at valve(s)?	[ ] Yes	[ ] No	[X] N/A
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	[X] Yes	[ ] No	[ ] N/A
Do all exterior openings appear to be protected from freezing?	[X] Yes	[ ] No	[ ] N/A
If a hand hose is part of the sprinkler system does it appear to be in good condition?	[X] Yes	[ ] No	[ ] N/A
Confirm that the building has not undergone any alterations/additions since the last inspection?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: **System appears to be pipe schedule system.**

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores Center

Fire Department Connections (Section 13.7) This section is Not Applicable: [ ]

FDC Location: Across the street of 520 Brandon street

	Yes	No	N/A
Are identification signs provided and in place?	[ ]	[X]	[ ]
The connections are visible and accessible?	[X]	[ ]	[ ]
Couplings or swivels are not damaged and rotate smoothly?	[X]	[ ]	[ ]
Plugs or caps are in place and undamaged?	[ ]	[X]	[ ]
Gaskets are in place and in good condition?	[X]	[ ]	[ ]
The check valve is not leaking?	[ ]	[ ]	[X]
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	[ ]	[X]
The connection clapper(s) is in place and appears to be operating properly?	[X]	[ ]	[ ]

Explain No Answers / Comments: Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.

General Condition, Inspected From Floor Level (Section 5.2) This section is Not Applicable: [ ]

	Yes	No	N/A
Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	[ ]	[ ]
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	[ ]	[ ]
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	[ ]	[ ]
Devices, valves and gauges appear to be in good condition?	[X]	[ ]	[ ]
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	[ ]	[ ]

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) This section is Not Applicable: [ ]

	Yes	No	N/A
All sprinklers installed have been manufactured after 1920?	[X]	[ ]	[ ]
Standard response sprinklers are less than fity (50) years old?	[X]	[ ]	[ ]
Fast response sprinklers are less than twenty (20) years old?	[ ]	[ ]	[X]
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	[ ]	[X]
Dry sprinklers are less than ten (10) years old?	[ ]	[ ]	[X]

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores Center

Gauges (Section 5.3.2) This section is Not Applicable: [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ] Yes	[X] No	[ ] N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ] Yes	[ ] No	[X] N/A
Gauges have been replaced during this annual inspection?	[ ] Yes	[X] No	[ ] N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) This section is Not Applicable: [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	70	
Residual PSI	69	
Static PSI After	70	
Size of the Main Drain?	2"	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? 2014

Explain No Answers / Comments: **Drain does not handle test. Check valve on drain cup does not hold.**

Wet System (Section 13.4) This section is Not Applicable: [ ]

The gauges indicate normal water pressure is being maintained?	[X] Yes	[ ] No	[ ] N/A
Does alarm valve appear to be free of physical damage?	[X] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[X] Yes	[ ] No	[ ] N/A
The alarm drains are not leaking?	[X] Yes	[ ] No	[ ] N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ] Yes	[X] No	[ ] N/A
Anti-freeze solution reading is at what freezing point?	[ ]		
Anti-freeze solution freezing point appears to be satisfactory?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: **There is no tail end anti freeze on system.**

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	82097	

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
120 psi	32 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores Center

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: [ ]

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? [ ] Yes [X] No [ ] N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? [ ] Yes [X] No [ ] N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: [X]

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) This section is Not Applicable: [X]

Does valve appear to be free of physical damage? [ ] Yes [ ] No [ ] N/A

All trim valves are in the appropriate open or closed position? [ ] Yes [ ] No [ ] N/A

The intermediate chamber is not leaking? [ ] Yes [ ] No [ ] N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? [ ] Yes [ ] No [ ] N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores Center

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores Center

Preaction / Deluge System This section is Not Applicable: [X]

Does valve appear to be free of physical damage?	[ ] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[ ] Yes	[ ] No	[ ] N/A
The valve seat is not leaking?	[ ] Yes	[ ] No	[ ] N/A
The electrical components are in service?	[ ] Yes	[ ] No	[ ] N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? [ ] Yes [ ] No [ ] N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. [ ] PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: [X]

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. [ ] PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	[ ] Yes	[ ] No	[ ] N/A
Were all manual actuation devices operated?	[ ] Yes	[ ] No	[ ] N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	[ ] Yes	[ ] No	[ ] N/A
Air supply appears to be adequate?	[ ] Yes	[ ] No	[ ] N/A
Automatic air pressure maintenance device appears to operate properly?	[ ] Yes	[ ] No	[ ] N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: [X]

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	[ ] Yes	[ ] No	[ ] N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed? _____	[ ] Yes	[ ] No	[ ] N/A
If No, was the internal inspection done during this annual inspection?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores Center

Control Valves

Are all control valves identified?	X Yes	No	N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X Yes	No	N/A
Are all control valves in the normal open or closed postion?	X Yes	No	N/A
Are all control valves free from external leaks?	X Yes	No	N/A
During this inspection was each control valve operated through its full range?	X Yes	No	N/A
If applicable post indicator valves were opened until spring tension was felt?	Yes	No	X N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X Yes	No	N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open		Secured		Signs	
System control valve	1	6"	OS+Y	X	N	X	N	X	N
					N		N		N
					N		N		N
					N		N		N
					N		N		N
					N		N		N
					N		N		N
					N		N		N
					N		N		N
					N		N		N

Backflow Prevention Assemblies (Section 13.6)

This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?	Yes	No	N/A
A forward flow test was conducted at the system demand, including hose stream?	Yes	No	N/A
The forward flow test results met the system demand, including hose stream?	Yes	No	N/A
If no connections are available was a flow test conducted at maximum flow rate possible?	Yes	No	N/A
Was there a way of measuring the maximum flow rate?	Yes	No	N/A
What flow rate was measured during the maximum flow rate?			
Was the backflow preventer tested with a separate report to check for no backflow?		No	N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores Center

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
D6 **Fire department connection is missing one 2.5" cap and should be replaced.**
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(Use back of page if further room is needed)

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" Stores Center**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Automatic Sprinkler Systems

Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: **Nov 17 2015** Inspector: **Bart Dlugosz** Inspector SP/WFD #: **223/792**

Property Name: **Winnipeg Transit Fort Rouge**

Tenant Name: **Building "A"**

Address: **421 Osborne Street**

City: **Winnipeg** Province: **MB** Postal Code:

Contact: **Alex Vecherya** Phone :

General

Building	**Building "A" Stores East**
System Designation	**East Stores / Tire shop / East low bay/ Machine shop area**
Location of sprinkler valve	**South West corner of Stores**

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?	X		
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: **System appears to be pipe schedule system.**

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores East

Fire Department Connections (Section 13.7) This section is Not Applicable: [ ]

FDC Location: Across the street of 520 Brandon street

Are identification signs provided and in place?	[ ]	Yes	[X]	No	[ ]	N/A
The connections are visible and accessible?	[X]	Yes	[ ]	No	[ ]	N/A
Couplings or swivels are not damaged and rotate smoothly?	[X]	Yes	[ ]	No	[ ]	N/A
Plugs or caps are in place and undamaged?	[ ]	Yes	[X]	No	[ ]	N/A
Gaskets are in place and in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
The check valve is not leaking?	[ ]	Yes	[ ]	No	[X]	N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	Yes	[ ]	No	[X]	N/A
The connection clapper(s) is in place and appears to be operating properly?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.

General Condition, Inspected From Floor Level (Section 5.2) This section is Not Applicable: [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	Yes	[ ]	No	[ ]	N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	Yes	[ ]	No	[ ]	N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	Yes	[ ]	No	[ ]	N/A
Devices, valves and gauges appear to be in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) This section is Not Applicable: [ ]

All sprinklers installed have been manufactured after 1920?	[X]	Yes	[ ]	No	[ ]	N/A
Standard response sprinklers are less than fity (50) years old?	[X]	Yes	[ ]	No	[ ]	N/A
Fast response sprinklers are less than twenty (20) years old?	[ ]	Yes	[ ]	No	[X]	N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	Yes	[ ]	No	[X]	N/A
Dry sprinklers are less than ten (10) years old?	[ ]	Yes	[ ]	No	[X]	N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores East

Gauges (Section 5.3.2) This section is Not Applicable: ☐

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

	Yes	No	N/A
Gauges are less than five (5) years old?	☐	X	☐
Gauges have been compared against a calibrated gauge and are within three (3) percent?	☐	☐	X
Gauges have been replaced during this annual inspection?	☐	X	☐

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) This section is Not Applicable: ☐

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	70	
Residual PSI	69	
Static PSI After	70	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? 2014 Size of the Main Drain? 2"

Explain No Answers / Comments: **Drain did not handle drain test. Drain shold be cleaned out.**

Wet System (Section 13.4) This section is Not Applicable: ☐

	Yes	No	N/A
The gauges indicate normal water pressure is being maintained?	X	☐	☐
Does alarm valve appear to be free of physical damage?	X	☐	☐
All trim valves are in the appropriate open or closed position?	X	☐	☐
The alarm drains are not leaking?	X	☐	☐
Wet system is equipped with a tail-end anti-freeze system(s)?	☐	X	☐
Anti-freeze solution freezing point appears to be satisfactory?	☐	☐	X

Anti-freeze solution reading is at what freezing point? ☐

Explain No Answers / Comments: **System does not have a tail anti-freeze zone.**

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: ☐

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	F5174	Machine shop outside steam bay

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
120 psi	1m5s	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? ☐ Yes X No ☐ N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. ☐ PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" Stores East**

Wet System Inspection (Section 13.4.1.2) **This section is Not Applicable:** ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years?	☐ Yes	☒ No	☐ N/A
If Yes, what year was the inspection completed? **Unknown**			
If No, was the internal inspection done during this annual inspection?	☐ Yes	☒ No	☐ N/A

Explain No Answers / Comments: **Unknown when last wet system inspection was and should be done.**

Wet System Vane Type Flow Alarms **This section is Not Applicable:** ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) **This section is Not Applicable:** ☒

Does valve appear to be free of physical damage?	☐ Yes	☐ No	☐ N/A
All trim valves are in the appropriate open or closed position?	☐ Yes	☐ No	☐ N/A
The intermediate chamber is not leaking?	☐ Yes	☐ No	☐ N/A
A tag or card with the last trip date and who conducted the test is attached to the valve?	☐ Yes	☐ No	☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores East

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments:

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments:

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores East

Preaction / Deluge System This section is Not Applicable: [X]

Does valve appear to be free of physical damage?	[ ] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[ ] Yes	[ ] No	[ ] N/A
The valve seat is not leaking?	[ ] Yes	[ ] No	[ ] N/A
The electrical components are in service?	[ ] Yes	[ ] No	[ ] N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? [ ] Yes [ ] No [ ] N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. [ ] PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: [X]

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. [ ] PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	[ ] Yes	[ ] No	[ ] N/A
Were all manual actuation devices operated?	[ ] Yes	[ ] No	[ ] N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	[ ] Yes	[ ] No	[ ] N/A
Air supply appears to be adequate?	[ ] Yes	[ ] No	[ ] N/A
Automatic air pressure maintenance device appears to operate properly?	[ ] Yes	[ ] No	[ ] N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: [X]

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	[ ] Yes	[ ] No	[ ] N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed? _____	[ ] Yes	[ ] No	[ ] N/A
If No, was the internal inspection done during this annual inspection?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores East

Control Valves

Are all control valves identified?	X	Yes		No		N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X	Yes		No		N/A
Are all control valves in the normal open or closed postion?	X	Yes		No		N/A
Are all control valves free from external leaks?	X	Yes		No		N/A
During this inspection was each control valve operated through its full range?	X	Yes		No		N/A
If applicable post indicator valves were opened until spring tension was felt?		Yes		No	X	N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X	Yes		No		N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	OS+Y	X	Y		N	X	Y		N	X	Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6)

This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?		Yes		No		N/A
A forward flow test was conducted at the system demand, including hose stream?		Yes		No		N/A
The forward flow test results met the system demand, including hose stream?		Yes		No		N/A
If no connections are available was a flow test conducted at maximum flow rate possible?		Yes		No		N/A
Was there a way of measuring the maximum flow rate?		Yes		No		N/A
What flow rate was measured during the maximum flow rate?						
Was the backflow preventer tested with a separate report to check for no backflow?		Yes		No		N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores East

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
D6 **Fire department connection is missing one 2.5" cap and should be replaced.**
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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" Stores East**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: **Nov 17 2015** Inspector: **Bart Dlugosz** Inspector SP/WFD #: **223/792**

Property Name: **Winnipeg Transit Fort Rouge**

Tenant Name: **Building "A"**

Address: **421 Osborne Street**

City: **Winnipeg** Province: **MB** Postal Code:

Contact: **Alex Vecherya** Phone :

General

Building	**Building "A" Stores West**
System Designation	**West stores / uniform stores / Carpentry Shop / Paint shop**
Location of sprinkler valve	**South West corner of Stores**

Type of sprinkler system: [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?	X		
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: **System appears to be pipe schedule system.**

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" Stores West**

Fire Department Connections (Section 13.7) **This section is Not Applicable:** [ ]

FDC Location: **Across the street of 520 Brandon street**

Are identification signs provided and in place?	[ ] Yes	[X] No	[ ] N/A
The connections are visible and accessible?	[X] Yes	[ ] No	[ ] N/A
Couplings or swivels are not damaged and rotate smoothly?	[X] Yes	[ ] No	[ ] N/A
Plugs or caps are in place and undamaged?	[ ] Yes	[X] No	[ ] N/A
Gaskets are in place and in good condition?	[X] Yes	[ ] No	[ ] N/A
The check valve is not leaking?	[ ] Yes	[ ] No	[X] N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ] Yes	[ ] No	[X] N/A
The connection clapper(s) is in place and appears to be operating properly?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.**

General Condition, Inspected From Floor Level (Section 5.2) **This section is Not Applicable:** [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X] Yes	[ ] No	[ ] N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X] Yes	[ ] No	[ ] N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X] Yes	[ ] No	[ ] N/A
Devices, valves and gauges appear to be in good condition?	[X] Yes	[ ] No	[ ] N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) **This section is Not Applicable:** [ ]

All sprinklers installed have been manufactured after 1920?	[X] Yes	[ ] No	[ ] N/A
Standard response sprinklers are less than fity (50) years old?	[X] Yes	[ ] No	[ ] N/A
Fast response sprinklers are less than twenty (20) years old?	[ ] Yes	[ ] No	[X] N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ] Yes	[ ] No	[X] N/A
Dry sprinklers are less than ten (10) years old?	[ ] Yes	[ ] No	[X] N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores West

Gauges (Section 5.3.2) This section is Not Applicable: [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ] Yes	[X] No	[ ] N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ] Yes	[ ] No	[X] N/A
Gauges have been replaced during this annual inspection?	[ ] Yes	[X] No	[ ] N/A

Explain No Answers / Comments: Gauges dated 2009 (x2) Should be replaced.

Main Drain Test (Section 13.2.5) This section is Not Applicable: [ ]

(All readings should be from the supply pressure lower gauge)

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.

	This Year	Last
Static PSI Before	75	
Residual PSI	65	
Static PSI After	75	
Size of the Main Drain?	2"	

What date was the last main drain test done? 2014

Explain No Answers / Comments:

Wet System (Section 13.4) This section is Not Applicable: [ ]

The gauges indicate normal water pressure is being maintained?	[X] Yes	[ ] No	[ ] N/A
Does alarm valve appear to be free of physical damage?	[X] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[X] Yes	[ ] No	[ ] N/A
The alarm drains are not leaking?	[X] Yes	[ ] No	[ ] N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[X] Yes	[ ] No	[ ] N/A
Anti-freeze solution reading is at what freezing point?	[ ]		
Anti-freeze solution freezing point appears to be satisfactory?	[X] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: Refer to notes.

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	N/A	Paint shop by Paint room 1

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
125 psi	34 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: System Does not have a Low Pressure switch. One should be installed.

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores West

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage?	☐ Yes	☐ No	☐ N/A
All trim valves are in the appropriate open or closed position?	☐ Yes	☐ No	☐ N/A
The intermediate chamber is not leaking?	☐ Yes	☐ No	☐ N/A
A tag or card with the last trip date and who conducted the test is attached to the valve?	☐ Yes	☐ No	☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores West

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments:

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments:

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments:

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" Stores West**

Preaction / Deluge System **This section is Not Applicable: X**

Does valve appear to be free of physical damage?	Yes	No	N/A
All trim valves are in the appropriate open or closed position?	Yes	No	N/A
The valve seat is not leaking?	Yes	No	N/A
The electrical components are in service?	Yes	No	N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? Yes No N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) **This section is Not Applicable: X**

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	Yes	No	N/A
Were all manual actuation devices operated?	Yes	No	N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	Yes	No	N/A
Air supply appears to be adequate?	Yes	No	N/A
Automatic air pressure maintenance device appears to operate properly?	Yes	No	N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	Yes	No	N/A

Explain No Answers / Comments:

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) **This section is Not Applicable: X**

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	Yes	No	N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed?	Yes	No	N/A
If No, was the internal inspection done during this annual inspection?	Yes	No	N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores West

Control Valves

Are all control valves identified?		Yes	X	No		N/A
Are all control valves locked, sealed or equipped with a supervisory switch?		Yes	X	No		N/A
Are all control valves in the normal open or closed postion?	X	Yes		No		N/A
Are all control valves free from external leaks?	X	Yes		No		N/A
During this inspection was each control valve operated through its full range?	X	Yes		No		N/A
If applicable post indicator valves were opened until spring tension was felt?		Yes		No	X	N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X	Yes		No		N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	OS+Y	X	Y		N	X	Y		N	X	Y		N
Paint shop Glycol	2	2"	G.O.B	X	Y		N		Y	X	N		Y	X	N
Carpenter shop Glycol	2	1.25"	G.O.B	X	Y		N	X	Y		N		Y	X	N
Paint shop Booths	4	3"	Gate	X	Y		N		Y	X	N		Y	X	N
Paint booth 4 Iso	1	2"	Gate	X	Y		N		Y	X	N		Y	X	N
Paint shop Glycol Iso	1	2"	Gate	X	Y		N		Y	X	N		Y	X	N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6)

This section is Not Applicable: ☐

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?		Yes	X	No		N/A
A forward flow test was conducted at the system demand, including hose stream?		Yes		No	X	N/A
The forward flow test results met the system demand, including hose stream?		Yes		No	X	N/A
If no connections are available was a flow test conducted at maximum flow rate possible?		Yes	X	No		N/A
Was there a way of measuring the maximum flow rate?		Yes	X	No		N/A
What flow rate was measured during the maximum flow rate?						
Was the backflow preventer tested with a separate report to check for no backflow?	X	Yes		No		N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores West

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	☐ Yes	☒ No	☐ N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	☐ Yes	☐ No	☒ N/A
This visual obstruction investigation results appears that piping is not obstructed?	☐ Yes	☐ No	☒ N/A
Based on this years results a further flushing investigation or procedure is recommended?	☐ Yes	☐ No	☒ N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
D6 **Fire department connection is missing one 2.5" cap and should be replaced.**
D7 **All Controls valves should be locked or secured open by electronic device.**
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" Stores West

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

There are TWO Anti-freeze zones on this system. The Paint shop loop measures -28 C if propelyne glycol, and carpenter shop measured at -27 C if propelyne glycol.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: **Nov 17 2015** Inspector: **Bart Dlugosz** Inspector SP/WFD #: **223/792**
Property Name: **Winnipeg Transit Fort Rouge**
Tenant Name: **Building "A"**
Address: **421 Osborne Street**
City: **Winnipeg** Province: **MB** Postal Code:
Contact: **Alex Vecherya** Phone :

General

Building	**Building "A" High Bay West/Low Bay West Traffic**
System Designation	**West High Bay/West Low Bay Traffic**
Location of sprinkler valve	**In front of Bus Bay 32 Valve room**

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?			X
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: **System appears to be pipe schedule system, not hydraulically calculated.**

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay West/Low Bay West Traffic

Fire Department Connections (Section 13.7) This section is Not Applicable: [ ]

FDC Location: Across the street of 520 Brandon street

Are identification signs provided and in place?	[ ]	Yes	[X]	No	[ ]	N/A
The connections are visible and accessible?	[X]	Yes	[ ]	No	[ ]	N/A
Couplings or swivels are not damaged and rotate smoothly?	[X]	Yes	[ ]	No	[ ]	N/A
Plugs or caps are in place and undamaged?	[ ]	Yes	[X]	No	[ ]	N/A
Gaskets are in place and in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
The check valve is not leaking?	[ ]	Yes	[ ]	No	[X]	N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	Yes	[ ]	No	[X]	N/A
The connection clapper(s) is in place and appears to be operating properly?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.**

General Condition, Inspected From Floor Level (Section 5.2) This section is Not Applicable: [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	Yes	[ ]	No	[ ]	N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	Yes	[ ]	No	[ ]	N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	Yes	[ ]	No	[ ]	N/A
Devices, valves and gauges appear to be in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) This section is Not Applicable: [ ]

All sprinklers installed have been manufactured after 1920?	[X]	Yes	[ ]	No	[ ]	N/A
Standard response sprinklers are less than fity (50) years old?	[X]	Yes	[ ]	No	[ ]	N/A
Fast response sprinklers are less than twenty (20) years old?	[ ]	Yes	[ ]	No	[X]	N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	Yes	[ ]	No	[X]	N/A
Dry sprinklers are less than ten (10) years old?	[ ]	Yes	[ ]	No	[X]	N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "A" High Bay West/Low Bay West Traffic**

Gauges (Section 5.3.2) **This section is Not Applicable:** [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ]	Yes	[X]	No	[ ]	N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ]	Yes	[ ]	No	[X]	N/A
Gauges have been replaced during this annual inspection?	[ ]	Yes	[X]	No	[ ]	N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) **This section is Not Applicable:** [ ]

(All readings should be from the supply pressure lower gauge)

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.

	This Year	Last
Static PSI Before		
Residual PSI		
Static PSI After		
Size of the Main Drain?		

What date was the last main drain test done? **2014**

Explain No Answers / Comments: **Drain did not handle test. Drain backs up when other drains are flowed.**

Wet System (Section 13.4) **This section is Not Applicable:** [ ]

The gauges indicate normal water pressure is being maintained?	[X]	Yes	[ ]	No	[ ]	N/A
Does alarm valve appear to be free of physical damage?	[X]	Yes	[ ]	No	[ ]	N/A
All trim valves are in the appropriate open or closed position?	[X]	Yes	[ ]	No	[ ]	N/A
The alarm drains are not leaking?	[X]	Yes	[ ]	No	[ ]	N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ]	Yes	[X]	No	[ ]	N/A
Anti-freeze solution reading is at what freezing point?	[ ]					
Anti-freeze solution freezing point appears to be satisfactory?	[ ]	Yes	[ ]	No	[X]	N/A

Explain No Answers / Comments: **No tail end anti-freeze system.**

Wet System Test Table for Wet Alarm Valve **This section is Not Applicable:** [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	F4841	Behind air compressor S.W corner

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
125 psi	22 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay West/Low Bay West Traffic

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage? ☐ Yes ☐ No ☐ N/A

All trim valves are in the appropriate open or closed position? ☐ Yes ☐ No ☐ N/A

The intermediate chamber is not leaking? ☐ Yes ☐ No ☐ N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? ☐ Yes ☐ No ☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

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Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay West/Low Bay West Traffic

Preaction / Deluge System This section is Not Applicable: X

Does valve appear to be free of physical damage?	Yes	No	N/A
All trim valves are in the appropriate open or closed position?	Yes	No	N/A
The valve seat is not leaking?	Yes	No	N/A
The electrical components are in service?	Yes	No	N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? Yes No N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: X

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	Yes	No	N/A
Were all manual actuation devices operated?	Yes	No	N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	Yes	No	N/A
Air supply appears to be adequate?	Yes	No	N/A
Automatic air pressure maintenance device appears to operate properly?	Yes	No	N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	Yes	No	N/A

Explain No Answers / Comments:

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: X

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	Yes	No	N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed?	Yes	No	N/A
If No, was the internal inspection done during this annual inspection?	Yes	No	N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay West/Low Bay West Traffic

Control Valves

Are all control valves identified?	Yes	X No	N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X Yes	No	N/A
Are all control valves in the normal open or closed postion?	X Yes	No	N/A
Are all control valves free from external leaks?	X Yes	No	N/A
During this inspection was each control valve operated through its full range?	X Yes	No	N/A
If applicable post indicator valves were opened until spring tension was felt?	Yes	No	X N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X Yes	No	N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	OS+Y	X	Y		N	X	Y		N	X	Y		N
Building B Isolation	1	8"	Wafer G.O.B	X	Y		N	X	Y		N		Y	X	N
West Low Bay / CTS ISO	1	6"	Wafer G.O.B	X	Y		N	X	Y		N		Y	X	N
(In store above East header)					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6)

This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?	Yes	No	N/A
A forward flow test was conducted at the system demand, including hose stream?	Yes	No	N/A
The forward flow test results met the system demand, including hose stream?	Yes	No	N/A
If no connections are available was a flow test conducted at maximum flow rate possible?	Yes	No	N/A
Was there a way of measuring the maximum flow rate?	Yes	No	N/A
What flow rate was measured during the maximum flow rate?			
Was the backflow preventer tested with a separate report to check for no backflow?	Yes	No	N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay West/Low Bay West Traffic

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: Unknown when last Obstruction invesitgation was done and should be done .

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. Obstruction investigation of piping should be done every 5 years.
D2 Internal Inspection of alarm valve and components should be done every 5 years.
D3 Gauges are older then 5 years and should be replaced.
D4 Two sprinkler heads are covered with tape at high roof new bay addition.
D5 Fire department connection should have a identification sign.
D6 Fire department connection is missing one 2.5" cap and should be replaced.
D7 All system control valves should be identified and "keep open" signs should be installed.
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "A" High Bay West/Low Bay West Traffic

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1. **Heads obstructed by duct in new addition bay should also check for 18" of clearance for spary pattern to develop properly.**

R2. **Low pressure switch should be installed to prevent false alarms.**

R3. **Drains should be cleaned out to better handle drain test.**

R4.

R5.

R6.

R7.

R8.

R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: Bart Dlugosz Inspection Date: Nov 17 2015

Licence SP/WFD #: 223/792 Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: **Nov 17 2015** Inspector: **Bart Dlugosz** Inspector SP/WFD #: **223/792**
Property Name: **Winnipeg Transit Fort Rouge**
Tenant Name: **Building B**
Address: **421 Osborne Street**
City: **Winnipeg** Province: **MB** Postal Code:
Contact: **Alex Vecherya** Phone :

General

Building	**Building "B" North Track 1-12**
System Designation	**North Track 1-12**
Location of sprinkler valve	**North West corner of building in Maintenance Bay**

Type of sprinkler system: [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?	X		
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: **System appears to be pipe schedule system.**

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" North Track 1-12**

Fire Department Connections (Section 13.7) This section is Not Applicable: ☐

FDC Location: **Across the street of 520 Brandon street**

	Yes	No	N/A
Are identification signs provided and in place?	☐	X	☐
The connections are visible and accessible?	X	☐	☐
Couplings or swivels are not damaged and rotate smoothly?	X	☐	☐
Plugs or caps are in place and undamaged?	☐	X	☐
Gaskets are in place and in good condition?	X	☐	☐
The check valve is not leaking?	☐	☐	X
The automatic drain valve is in place and appears to be working and in good condition?	☐	☐	X
The connection clapper(s) is in place and appears to be operating properly?	X	☐	☐

Explain No Answers / Comments: **Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "A" and westside of building "B". FDC is missing ONE 2.5" cap.**

General Condition, Inspected From Floor Level (Section 5.2) This section is Not Applicable: ☐

	Yes	No	N/A
Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	X	☐	☐
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	X	☐	☐
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	X	☐	☐
Devices, valves and gauges appear to be in good condition?	X	☐	☐
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	X	☐	☐

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) This section is Not Applicable: ☐

	Yes	No	N/A
All sprinklers installed have been manufactured after 1920?	X	☐	☐
Standard response sprinklers are less than fity (50) years old?	X	☐	☐
Fast response sprinklers are less than twenty (20) years old?	☐	☐	X
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	☐	☐	X
Dry sprinklers are less than ten (10) years old?	☐	☐	X

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" North Track 1-12**

Gauges (Section 5.3.2) **This section is Not Applicable:** [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ] Yes	[X] No	[ ] N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ] Yes	[ ] No	[X] N/A
Gauges have been replaced during this annual inspection?	[ ] Yes	[X] No	[ ] N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) **This section is Not Applicable:** [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	70	
Residual PSI	69	
Static PSI After	70	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.

What date was the last main drain test done? **2014** Size of the Main Drain? **2"**

Explain No Answers / Comments: **Drain does not handle test. Check valve on drain cup does not hold.**

Wet System (Section 13.4) **This section is Not Applicable:** [ ]

The gauges indicate normal water pressure is being maintained?	[X] Yes	[ ] No	[ ] N/A
Does alarm valve appear to be free of physical damage?	[X] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[X] Yes	[ ] No	[ ] N/A
The alarm drains are not leaking?	[X] Yes	[ ] No	[ ] N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ] Yes	[X] No	[ ] N/A
Anti-freeze solution reading is at what freezing point?	[ ]		
Anti-freeze solution freezing point appears to be satisfactory?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments:

Wet System Test Table for Wet Alarm Valve **This section is Not Applicable:** [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	N/A	S.W. corner of Track 1-12

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
130 psi	44 sec	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" North Track 1-12

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage? ☐ Yes ☐ No ☐ N/A

All trim valves are in the appropriate open or closed position? ☐ Yes ☐ No ☐ N/A

The intermediate chamber is not leaking? ☐ Yes ☐ No ☐ N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? ☐ Yes ☐ No ☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" North Track 1-12

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments:

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments:

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed?

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" North Track 1-12

Preaction / Deluge System This section is Not Applicable: [X]

Does valve appear to be free of physical damage?	[ ] Yes	[ ] No	[ ] N/A
All trim valves are in the appropriate open or closed position?	[ ] Yes	[ ] No	[ ] N/A
The valve seat is not leaking?	[ ] Yes	[ ] No	[ ] N/A
The electrical components are in service?	[ ] Yes	[ ] No	[ ] N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? [ ] Yes [ ] No [ ] N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. [ ] PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: [X]

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. [ ] PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	[ ] Yes	[ ] No	[ ] N/A
Were all manual actuation devices operated?	[ ] Yes	[ ] No	[ ] N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	[ ] Yes	[ ] No	[ ] N/A
Air supply appears to be adequate?	[ ] Yes	[ ] No	[ ] N/A
Automatic air pressure maintenance device appears to operate properly?	[ ] Yes	[ ] No	[ ] N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: [X]

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	[ ] Yes	[ ] No	[ ] N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed? _____	[ ] Yes	[ ] No	[ ] N/A
If No, was the internal inspection done during this annual inspection?	[ ] Yes	[ ] No	[ ] N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" North Track 1-12

Control Valves

Are all control valves identified?	X Yes	No	N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X Yes	No	N/A
Are all control valves in the normal open or closed postion?	X Yes	No	N/A
Are all control valves free from external leaks?	X Yes	No	N/A
During this inspection was each control valve operated through its full range?	X Yes	No	N/A
If applicable post indicator valves were opened until spring tension was felt?	Yes	No	X N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X Yes	No	N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open		Secured		Signs	
System control valve	1	6"	OS+Y	X Y	N	X Y	N	X Y	N
				Y	N	Y	N	Y	N
				Y	N	Y	N	Y	N
				Y	N	Y	N	Y	N
				Y	N	Y	N	Y	N
				Y	N	Y	N	Y	N
				Y	N	Y	N	Y	N
				Y	N	Y	N	Y	N
				Y	N	Y	N	Y	N
				Y	N	Y	N	Y	N

Backflow Prevention Assemblies (Section 13.6) **This section is Not Applicable:** X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?	Yes	No	N/A
A forward flow test was conducted at the system demand, including hose stream?	Yes	No	N/A
The forward flow test results met the system demand, including hose stream?	Yes	No	N/A
If no connections are available was a flow test conducted at maximum flow rate possible?	Yes	No	N/A
Was there a way of measuring the maximum flow rate?	Yes	No	N/A
What flow rate was measured during the maximum flow rate?			
Was the backflow preventer tested with a separate report to check for no backflow?		No	N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" North Track 1-12

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	☐ Yes	☒ No	☐ N/A
If Yes, what year was the investigation completed?	Unknown		
If No, was the visual obstruction investigation conducted during this annual inspection?	☐ Yes	☐ No	☒ N/A
This visual obstruction investigation results appears that piping is not obstructed?	☐ Yes	☐ No	☒ N/A
Based on this years results a further flushing investigation or procedure is recommended?	☐ Yes	☐ No	☒ N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
D6 **Fire department connection is missing one 2.5" cap and should be replaced.**
D7
D8
D9
D10
D11
D12
D13
D14
D15
D16
D17
D18
D19
D20
D21
D22
D23

(Use back of page if further room is needed)

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Automatic Sprinkler Systems

Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" North Track 1-12**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature:

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Annual Inspection & Tests

As per NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2008 Edition

Date: Nov 17 2015 Inspector: Bart Dlugosz Inspector SP/WFD #: 223/792
Property Name: Winnipeg Transit Fort Rouge
Tenant Name: Building "B"
Address: 421 Osborne Street
City: Winnipeg Province: MB Postal Code:
Contact: Alex Vecherya Phone :

General

Building	Building "B" Track 13-24 North
System Designation	Track 13-24 North
Location of sprinkler valve	East Center Sprinkler room

Type of sprinkler system [X] Wet [ ] Dry [ ] Deluge [ ] Preaction

	Yes	No	N/A
Is the building occupied?	X		
Is the system in service?	X		
The valve header room(s) appears to be adequately heated?	X		
The valve header room(s) have a low-temperature alarm?			X
Is it known that the system(s) is hydraulically calculated?		X	
If yes, is hydraulic information sign provided at valve(s)?			X
Is there a minimum of 18"clearance between storage/obstructions and the sprinkler deflector?	X		
Do all exterior openings appear to be protected from freezing?	X		
If a hand hose is part of the sprinkler system does it appear to be in good condition?	X		
Confirm that the building has not undergone any alterations/additions since the last inspection?	X		

Explain No Answers / Comments: System appears to be pipe schedule system.

Water Supply

Do reservoirs, tanks, or pressure tanks appear to be in good condition? [ ] Yes [ ] No [X] N/A

(Water storage tanks, private fire service mains, etc. are not covered under this inspection.)

Pumps *(Fire Pump(s) are not covered under this inspection.)*

Is fire pump [ ] Diesel [ ] Electric [ ] Gasoline [X] None

When was pump last inspected?

Does pump appear to be in good condition? [ ] Yes [ ] No [X] N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 North

Fire Department Connections (Section 13.7) This section is Not Applicable: [ ]

FDC Location: S.E corner of building "B"

Are identification signs provided and in place?	[ ]	Yes	[X]	No	[ ]	N/A
The connections are visible and accessible?	[X]	Yes	[ ]	No	[ ]	N/A
Couplings or swivels are not damaged and rotate smoothly?	[X]	Yes	[ ]	No	[ ]	N/A
Plugs or caps are in place and undamaged?	[X]	Yes	[ ]	No	[ ]	N/A
Gaskets are in place and in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
The check valve is not leaking?	[ ]	Yes	[ ]	No	[X]	N/A
The automatic drain valve is in place and appears to be working and in good condition?	[ ]	Yes	[ ]	No	[X]	N/A
The connection clapper(s) is in place and appears to be operating properly?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments: Located on the street. There is a valve pit near FDC and was not inspected during this inspection. Fire department connection feeds building "B" eastside.

General Condition, Inspected From Floor Level (Section 5.2) This section is Not Applicable: [ ]

Sprinkler heads appear to be in good condition? *(Not corroded, loaded, painted, damaged)*	[X]	Yes	[ ]	No	[ ]	N/A
Piping appears to be in good condition? *(Not damaged, leaking, corroded, bent)*	[X]	Yes	[ ]	No	[ ]	N/A
Hangers or Braces appear to be in good condition? *(Not damaged, loose, rusted, missing)*	[X]	Yes	[ ]	No	[ ]	N/A
Devices, valves and gauges appear to be in good condition?	[X]	Yes	[ ]	No	[ ]	N/A
Is stock of spare sprinklers available along with appropriate sprinkler wrench(s)?	[X]	Yes	[ ]	No	[ ]	N/A

Explain No Answers / Comments:

Sprinkler Testing (Section 5.3) This section is Not Applicable: [ ]

All sprinklers installed have been manufactured after 1920?	[X]	Yes	[ ]	No	[ ]	N/A
Standard response sprinklers are less than fity (50) years old?	[X]	Yes	[ ]	No	[ ]	N/A
Fast response sprinklers are less than twenty (20) years old?	[ ]	Yes	[ ]	No	[X]	N/A
Extra high (325 °F or higher) sprinklers have been tested at five (5) year intervals?	[ ]	Yes	[ ]	No	[X]	N/A
Dry sprinklers are less than ten (10) years old?	[ ]	Yes	[ ]	No	[X]	N/A

(Sprinklers that do not meet the above criteria are required to be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at various intervals as stated in NFPA 25)

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 North

Gauges (Section 5.3.2) This section is Not Applicable: [ ]

Gauges shall be replaced every five (5) years or tested every five (5) years by comparison with a calibrated gauge.
Gauges not accurate to within three (3) percent of the full scale shall be recalibrated or replaced.

Gauges are less than five (5) years old?	[ ]	Yes	[X]	No	[ ]	N/A
Gauges have been compared against a calibrated gauge and are within three (3) percent?	[ ]	Yes	[ ]	No	[X]	N/A
Gauges have been replaced during this annual inspection?	[ ]	Yes	[X]	No	[ ]	N/A

Explain No Answers / Comments: **Gauges dated 2009 (x2) Should be replaced.**

Main Drain Test (Section 13.2.5) This section is Not Applicable: [ ]

(All readings should be from the supply pressure lower gauge)

	This Year	Last
Static PSI Before	70	
Residual PSI	69	
Static PSI After	70	
Size of the Main Drain?	2"	

Record the static water supply pressure with no flow.
Open the main drain and allow water flow to stabilize. Record the pressure.
Close the main drain slowly. Record the pressure after gauge has stabilized.
What date was the last main drain test done? 2014

Explain No Answers / Comments: **Drain does not handle test. Check valve on drain cup does not hold.**

Wet System (Section 13.4) This section is Not Applicable: [ ]

The gauges indicate normal water pressure is being maintained?	[X]	Yes	[ ]	No	[ ]	N/A
Does alarm valve appear to be free of physical damage?	[X]	Yes	[ ]	No	[ ]	N/A
All trim valves are in the appropriate open or closed position?	[X]	Yes	[ ]	No	[ ]	N/A
The alarm drains are not leaking?	[X]	Yes	[ ]	No	[ ]	N/A
Wet system is equipped with a tail-end anti-freeze system(s)?	[ ]	Yes	[X]	No	[ ]	N/A
Anti-freeze solution reading is at what freezing point?						
Anti-freeze solution freezing point appears to be satisfactory?	[ ]	Yes	[ ]	No	[X]	N/A

Explain No Answers / Comments:

Wet System Test Table for Wet Alarm Valve This section is Not Applicable: [ ]

Size	Make	Model	Serial #	Location of Inspectors Test
6"	Grinnell	A	N/A	Bay 24 North

(Ensure alarm company is notified to avoid false alarms.)
Test alarm valve water flow alarm switch by opening inspector's test valve.

Static PSI	Alarm Time	Residual PSI
120 psi	1m17s	70 psi

Wet System Low-Water-Pressure Switch

Is the wet system equipped with a low-water-pressure switch? [ ] Yes [X] No [ ] N/A

If Yes, open drain test valve to reduce water pressure slowly. Confirm operation of low pressure switch, record water pressure at which low pressure switch activated. Close drain test and pump system up to normal pressure and restore to service. Record pressure. [ ] PSI

Explain No Answers / Comments: **System Does not have a Low Pressure switch. One should be installed.**

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 North

Wet System Inspection (Section 13.4.1.2) This section is Not Applicable: ☐

Alarm valves and their associated strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☒ No ☐ N/A

If Yes, what year was the inspection completed? Unknown

If No, was the internal inspection done during this annual inspection? ☐ Yes ☒ No ☐ N/A

Explain No Answers / Comments: Unknown when last wet system inspection was and should be done.

Wet System Vane Type Flow Alarms This section is Not Applicable: ☒

Test water-flow alarm by opening inspector's test and record time that alarm registers.

Flow Switch Zone Designation	Location of Inspectors Test	Static PSI	Alarm Time	Residual PSI
North Main Incoming			32s	

Dry Pipe System (Section 13.4.4) This section is Not Applicable: ☒

Does valve appear to be free of physical damage? ☐ Yes ☐ No ☐ N/A

All trim valves are in the appropriate open or closed position? ☐ Yes ☐ No ☐ N/A

The intermediate chamber is not leaking? ☐ Yes ☐ No ☐ N/A

A tag or card with the last trip date and who conducted the test is attached to the valve? ☐ Yes ☐ No ☐ N/A

Size	Make	Model	Serial #	Location of Inspectors Test

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 North

Dry System Low-Air-Pressure Switch

Is the dry system equipped with a low-air-pressure switch? ☐ Yes ☐ No ☒ N/A

If Yes, close the water supply valve isolate quick opening device if one is present and carefully open drain test valve to reduce air pressure slowly. *(Do not reduce air pressure sufficiently to trip the dry pipe valve.)* Confirm operation of low pressure switch, record air pressure at which low pressure switch activated. Close drain test valve, allow air pressure to rise to normal, then slowly open quick opening device and water supply valve. Record pressure. ☐ PSI

Explain No Answers / Comments: _____

Dry Pipe System Trip Test Table **This section is Not Applicable:** ☒

Every three (3) years and whenever the system is altered, the dry pipe valve shall be trip tested with the control valve fully open and the quick-opening device, if provided in service. During the years when full flow testing is not required, the dry pipe valve shall be trip tested with the control valve partially open.

Has the dry pipe valve been tripped with the control valve fully open in the last two (2) years. If yes, what year was the fully open trip test conducted? _____ ☐ Yes ☐ No ☐ N/A

If No, is the fully open trip test being conducted during this annual inspection? ☐ Yes ☐ No ☐ N/A

Normal air pressure as per the Manufacturers recommendation ☐ PSI

Trip test the dry pipe valve. Record the time from opening the inspectors test valve until the dry pipe valve trips.

Water PSI	Air PSI	Time to Trip	Trip Point Air PSI	Time Water To Inspectors Test

Did the valve and alarm operate properly? ☐ Yes ☐ No ☐ N/A

Dry pipe valve interior appears clean and satisfactory? ☐ Yes ☐ No ☐ N/A

Quick-opening device operated properly? ☐ Yes ☐ No ☐ N/A

Is a sign provided at the dry pipe valve indicating the number of auxiliary drains and location of each auxiliary drain? ☐ No ☐ N/A

Were all identified auxiliary drains drained during this inspection? ☐ Yes ☐ No ☐ N/A

Air supply appears to be adequate? ☐ Yes ☐ No ☐ N/A

Automatic air pressure maintenance device appears to operate properly? ☐ Yes ☐ No ☐ N/A

Was the dry pipe valve filled with priming water after it was trip tested and reset? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

Dry Pipe System Inspection (Section 13.4.4.1.6) **This section is Not Applicable:** ☒

Dry pipe valve strainers, filters, and restriction orfices shall be inspected internally every five (5) years unless tests indicate a greater frequency is necessary.

Has the internal inspection been completed within the last four (4) years? ☐ Yes ☐ No ☐ N/A

If Yes, what year was the inspection completed? _____

If No, was the internal inspection done during this annual inspection? ☐ Yes ☐ No ☐ N/A

Explain No Answers / Comments: _____

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 North

Preaction / Deluge System This section is Not Applicable: X

Does valve appear to be free of physical damage?	Yes	No	N/A
All trim valves are in the appropriate open or closed position?	Yes	No	N/A
The valve seat is not leaking?	Yes	No	N/A
The electrical components are in service?	Yes	No	N/A

Size	Make	Model	Serial #	Strike Through What Does Not Apply			
				Deluge	Preaction	Closed Nozzles	Open Nozzles

Supervised Preaction Low-Air-Pressure Alarm

Is the preaction system equipped with a low-air-pressure alarm? Yes No N/A

If Yes, close the water supply valve and carefully open drain test valve to reduce air pressure slowly. Confirm operation of low pressure alarm, record air pressure of low pressure alarm activation. Close drain test valve, allow air pressure to rise to normal, then open water supply valve. PSI

Preaction / Deluge System Trip Test Table (13.4.3.2.2.2) This section is Not Applicable: X

The preaction / deluge valve shall be trip tested annually as per the manufacturer's instructions. Where the nature is such that water discharge cannot occur unless protected equipment is shutdown, a full flow test shall be conducted at the next scheduled shutdown. In all cases the test frequency shall not exceed 3 years. Preaction or deluge valves protecting freezers shall be trip tested in a manner that does not introduce moisture into the piping in the freezer. PSI

Water PSI	Air PSI	Trip Point Air PSI	Number of detectors required to trip Preaction system	Brief description of valve operation

Did the valve and alarm operate properly?	Yes	No	N/A
Were all manual actuation devices operated?	Yes	No	N/A
For deluge systems did the water discharge pattern appear to be satisfactory?	Yes	No	N/A
Air supply appears to be adequate?	Yes	No	N/A
Automatic air pressure maintenance device appears to operate properly?	Yes	No	N/A
Was the preaction valve filled with priming water after it was trip tested and reset?	Yes	No	N/A

Explain No Answers / Comments:

Preaction / Deluge System Maintenance (Section 13.4.3.1.7.1) This section is Not Applicable: X

Interior cleaning and parts replacement or repair shall be permitted every five (5) years for valves that can be reset without removal of the faceplate. If the valve cannot be reset externally the cleaning, replacement or repair shall be completed annually.

The valve requires internal resetting, thus the inspection is done during this inspection?	Yes	No	N/A
The valve can be reset externally thus has the inspection been done within the last four (4) years? If Yes, what year was the inspection completed?	Yes	No	N/A
If No, was the internal inspection done during this annual inspection?	Yes	No	N/A

Explain No Answers / Comments:

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 North

Control Valves

Are all control valves identified?	Yes	X No	N/A
Are all control valves locked, sealed or equipped with a supervisory switch?	X Yes	No	N/A
Are all control valves in the normal open or closed postion?	X Yes	No	N/A
Are all control valves free from external leaks?	X Yes	No	N/A
During this inspection was each control valve operated through its full range?	X Yes	No	N/A
If applicable post indicator valves were opened until spring tension was felt?	Yes	No	X N/A
If applicable post indicator & OS&Y valves were backed 1/4 turn from fully open position?	X Yes	No	N/A

Control Valve Table

Control Valve Function	# of Valves	Size	Type of Valve	Open				Secured				Signs			
System control valve	1	6"	OS+Y	X	Y		N	X	Y		N	X	Y		N
Main Incoming North	1	8"	G.O.B	X	Y		N	X	Y		N		Y	X	N
Hydrant Iso	1	6"	G.O.B	X	Y		N	X	Y		N		Y	X	N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N
					Y		N		Y		N		Y		N

Backflow Prevention Assemblies (Section 13.6) This section is Not Applicable: X

All backflow preventers installed in fire protection system piping shall be tested annually in accordance with the following:

(1) A forward flow test shall be conducted at the system demand, including hose stream demand, where hydrants or inside hose stations are located downstream of the backflow preventer.

(2) A backflow performance test, as required by the authority having jurisdiction, shall be conducted at the completion of the forward flow test.

For backflow preventers sized 2" and under a forward flow test is acceptable to conduct without measuring flow, where the test outlet is of a size to flow the system demand.

Where connections do not permit a full flow test, test shall be completed at the maximum flow rate possible.

Connections do exist to permit a full forward flow test?	Yes	No	N/A
A forward flow test was conducted at the system demand, including hose stream?	Yes	No	N/A
The forward flow test results met the system demand, including hose stream?	Yes	No	N/A
If no connections are available was a flow test conducted at maximum flow rate possible?	Yes	No	N/A
Was there a way of measuring the maximum flow rate?	Yes	No	N/A
What flow rate was measured during the maximum flow rate?			
Was the backflow preventer tested with a separate report to check for no backflow?		No	N/A

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Annual Inspection & Tests

Date: Nov 17 2015 Location: Building "B" Track 13-24 North

Obstruction Investigation (Section 14.2.1)

An inspection of piping and branch line conditions shall be conducted every five (5) years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

Has visual obstruction investigation of piping been conducted within the last four (4) years?	[ ] Yes	[X] No	[ ] N/A
If Yes, what year was the investigation completed? Unknown			
If No, was the visual obstruction investigation conducted during this annual inspection?	[ ] Yes	[ ] No	[X] N/A
This visual obstruction investigation results appears that piping is not obstructed?	[ ] Yes	[ ] No	[X] N/A
Based on this years results a further flushing investigation or procedure is recommended?	[ ] Yes	[ ] No	[X] N/A

Explain No Answers / Comments: **Unknown when last Obstruction invesitgation was done and should be done .**

Deficiencies (As per NFPA 25 - 2008)

The system has the following deficiencies that should be reviewed with the authority having jurisdiction to determine if corrections should be made.

D1. **Obstruction investigation of piping should be done every 5 years.**
D2 **Internal Inspection of alarm valve and components should be done every 5 years.**
D3 **Gauges are older then 5 years and should be replaced.**
D4 **All system control valves should be identified and "keep open" signs should be installed.**
D5 **Fire department connection should have a identification sign.**
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(Use back of page if further room is needed)

BDR SERVICES LTD
Protection. Prevention. Performance.
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Annual Inspection & Tests

Date: **Nov 17 2015** Location: **Building "B" Track 13-24 North**

Recommendations

We recommend the following based on this annual inspection and test. These recommendations are not deficiencies and are provided for information only. Corrections of these recommendations are dependent on the owner or authority having jurisdiction.

R1.
R2. **Low pressure switch should be installed to prevent false alarms.**
R3. **Drains should be cleaned out to better handle drain test.**
R4.
R5.
R6.
R7.
R8.
R9.

(Use back of page if further room is needed)

General Notes

Record any pertinent information here with respect to the building *(monitoring company, special codes, keys access, confined space, etc.)*

System monitored by Protelec 204-949-1415.

Important Note:

This is an operational test inspection. It does not include a review or analysis of the system design to determine whether or not the system meets current code or standards. BDR Services Ltd. is not responsible for any equipment failure, and any subsequent damage or loss consequential or direct. BDR Services Ltd. is merely verifying operation and condition of equipment at actual time of testing. Owner is responsible for system installation, maintenance and confirmation that system installation requirements are met any time there are alterations, additions, renovations and change of occupancy.

Inspector: **Bart Dlugosz** Inspection Date: **Nov 17 2015**

Licence SP/WFD #: **223/792** Owner Representative:

Signature: Signature: