

Water-Based Fire Protection System Inspection Guidelines for Tagging - 2011 NFPA 25					
Inspection Deficiencies and Maintenance Deficiencies (Revised 5-25-2016)					
Item	Deficiency	Tag	NFPA	Action	Reference
SPRINKLER SYSTEMS					NFPA #25
Sprinklers	Leaking, heavily corroded, painted operating element or bulb or deflector or cover plate, heavily loaded, foreign materials attached to or suspended from, improper orientation, glass bulbs that have lost fluid	Red	Impairment	24 hour notice	5.2.1.1.1
Sprinklers	Lightly corroded, painted frame arm or boss, lightly loaded	Red	Critical	24 hour notice	5.2.1.1.1
Sprinklers	Spray pattern obstructed - less than 18" below deflector or 36" for ESFR or large drop(stock, furnishings, and equipment), temporary or nonpermanent (signs, banners, decorations, etc.)	Red	Critical	24 hour notice	5.2.1.2
Escutcheons	Missing, painted or rusted	Yellow	Noncritical	30 day notice	5.2.1.1.4
Spare sprinkler cabinet	Cabinet missing, temp. over 100°F, not proper number and type, missing wrench for each type	Yellow	Noncritical	30 day notice	5.2.1.4
Pipe and fittings	Leaking	Red	Impairment	24 hour notice	5.2.2.1
Pipe and fittings	Poor condition/ external corrosion, mechanical damage, external loads	Yellow	Noncritical	30 day notice	5.2.2
Hangers & seismic braces	Damaged or loose	Yellow	Noncritical	30 day notice	5.2.3.1
Gauges	Poor condition	Yellow	Noncritical	30 day notice	5.2.4.1 13.2.7.1
Gauges	Not showing normal water/air pressure	Red	Critical	24 hour notice	5.2.4.2 13.2.7.1
Gauges	Freezer - system pressure lower than compressor	Red	Impairment	24 hour notice	5.2.4.4
Valve enclosure	Not maintaining minimum 40° F temperature	Red	Critical	24 hour notice	13.4.3.1.1 13.4.4.1.1
Alarm devices	Physical damage apparent	Yellow	Noncritical	30 day notice	5.2.5
Hydraulic nameplate	Not legible or missing	Yellow	Noncritical	30 day notice	5.2.6
VALVE, COMPONENTS & TRIM					NFPA #25
Control valve	Improper closed position	Red	Impairment	24 hour notice	13.3.2.2
Control valve	Improper open position, leaking	Red	Critical	24 hour notice	13.3.2.2
Control valve	Not sealed, locked or supervised, not accessible, no appropriate wrench if required and no identification sign	Yellow	Noncritical	30 day notice	13.3.2.2
Alarm valve	External physical damage, trim valves not in appropriate open or closed position, retard chamber or alarm drain leaking	Red	Critical	24 hour notice	13.4.1.1
Alarm valve	Alarm valve, strainers, filters and restricted orifices not internally inspected after 5 years	Red	Critical	24 hour notice	13.4.1.2
Check valve	Check valve not internally inspected after 5 years	Red	Critical	24 hour notice	13.4.2.1
Preaction valve and deluge valve	External physical damage, trim valves not in appropriate open or closed position, valve seat leaking	Red	Critical	30 day notice	13.4.3.1.6
Preaction valve and deluge valve	Electrical components not in service	Red	Impairment	24 hour notice	13.4.3.1.6
Preaction valve and deluge valve	Interior of preaction valve/or deluge valve (that can be reset w/o removal of faceplate), strainers, filters, restricted orifices, and diaphragm chambers not internally inspected after 5 years	Red	Critical	24 hour notice	13.4.3.1.7.1 13.4.3.1.8
Dry pipe valve/Quick opening device	External physical damage, trim valves not in appropriate open of closed position, intermediate chamber leaking	Red	Critical	24 hour notice	13.4.4.1.4
Dry pipe valve/Quick opening device	Strainers, filters and restricted orifices not internally inspected after 5 years	Red	Critical	24 hour notice	13.4.4.1.6
Sprinkler pressure reducing control valves	Not in open position, not maintaining downstream pressures in accordance with the design criteria	Red	Impairment	24 hour notice	13.5.1.1
Sprinkler pressure reducing control valves	Leaking, valve damaged, handwheel missing or broken	Red	Critical	24 hour notice	13.5.2.1
PRIVATE FIRE SERVICE MAINS					
Exposed piping	Leaking	Red	Impairment	24 hour notice	7.2.2.1
Exposed piping	Mechanical damage, corroded or not properly restrained	Red	Critical	24 hour notice	7.2.2.1
Mainline strainers	Plugged or fouled	Red	Impairment	24 hour notice	7.2.2.3
Mainline strainers	Corroded	Red	Critical	24 hour notice	7.2.2.3
Backflow prevention assemblies	Reduced pressure assemblies differential-sensing valve relief port continuously discharging	Red	Critical	24 hour notice	13.6.1.2
Fire department connection	Not accessible, couplings & swivels damaged, do not rotate smoothly, clapper not operating properly or missing	Red	Impairment	24 hour notice	13.7.1
Fire department connection	Not visible, couplings and swivels do not rotate smoothly, plugs and caps or gaskets damaged or missing, check valve leaking, automatic drain not operating properly or missing	Red	Critical	24 hour notice	13.7.1
Fire department connection	Missing identification sign(s)	Yellow	Noncritical	30 day notice	13.7.1
Dry barrel , wet barrel & wall hydrant	Inaccessible, barrel contains ice, cracks in barrel	Red	Impairment	24 hour notice	7.2.2.4
Dry barrel , wet barrel & wall hydrant	Barrel contains water, improper drainage from barrel, leaks at outlets or top of hydrant	Red	Critical	24 hour notice	7.2.2.4
Dry barrel , wet barrel & wall hydrant	Tightness of outlets, worn nozzle threads, worn operating nut, missing wrench	Yellow	Noncritical	30 day notice	7.2.2.4
Monitor nozzles	Damaged, corroded or leaking	Red	Critical	24 hour notice	7.2.2.6
Hose/hydrant houses	Inaccessible	Red	Impairment	24 hour notice	7.2.2.7
Hose/hydrant houses	Damaged	Red	Critical	24 hour notice	7.2.2.7
Hose/hydrant houses	Not fully equipped	Yellow	Noncritical	30 day notice	7.2.2.7
STANDPIPE & HOSE SYSTEM					
Piping	Leaking	Red	Impairment	24 hour notice	6.2.1
Piping	Poor condition/external corrosion, mechanical damage, external loads	Red	Critical	24 hour notice	6.2.1
Gauges	Poor condition	Yellow	Noncritical	30 day notice	6.2.2.1
Gauges	Not showing normal water/air pressure	Red	Critical	24 hour notice	6.2.2.1
Hose connection pressure reducing valves	Handwheel broken or missing, hose threads damaged, leaking, reducer missing	Red	Critical	24 hour notice	13.5.2.1
Hose connection pressure reducing valves	Cap missing	Yellow	Noncritical	30 day notice	13.5.2.1
Hose rack assembly pressure reducing valve	Handwheel broken or missing, leaking	Red	Critical	24 hour notice	13.5.3.1
Hose valves	Leaking, visible obstructions, caps, hose threads, valve handle, cap gasket, no restricting device, damaged or in poor condition	Red	Critical	24 hour notice	13.5.6.1
Hose	Cuts, couplings not of compatible threads	Red	Critical	24 hour notice	6.2.1 NFPA 1962
Hose	Deterioration, no gasket or damaged gaskets	Red	Critical	24 hour notice	6.2.1 NFPA 1962
Hose	Mildew present, corrosion present, hose not connected	Yellow	Noncritical	30 day notice	6.2.1 NFPA 1962
Hose nozzle	Missing, broken parts or thread gasket damaged	Red	Critical	24 hour notice	6.2.1 NFPA 1962
Hose storage	Hose not properly racked or rolled, nozzle clip missing, nozzle not contained, damaged, obstructed	Red	Critical	24 hour notice	6.2.1 NFPA 1962
Cabinet	Corroded or damaged parts, not easy to open, not accessible, not identified, door glazing in poor condition, lock not functioning in break glass type, valve, hose nozzle, fire extinguisher, etc.. not readily accessible	Red	Critical	24 hour notice	6.2.1 NFPA 1962