

SECURE ALL SYSTEM CONTROL VALVES IN THE OPEN POSITION

Violation #17

CODE SECTIONS

International Fire Code 2012 Edition

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a *listed* fire alarm control unit.

Exceptions:

1. *Automatic sprinkler systems* protecting one- and two-family *dwelling*s.
2. Limited area systems serving fewer than 20 sprinklers.
3. *Automatic sprinkler systems* installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the *automatic sprinkler system*, and a separate shutoff valve for the *automatic sprinkler system* is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

National Fire Protection Association Standard #13

8.16.1.1.2 Supervision. Valves on connections to water supplies, sectional control and isolation valves, and other valves in supply pipes to sprinklers and other fixed water-based fire suppression systems shall be supervised by one of the following methods:

1. Central station, proprietary, or remote station signaling service
2. Local signaling service that will cause the sounding of an audible signal at a constantly attended point
3. Valves locked in the correct position
4. Valves located within fenced enclosures under the control of the owner, sealed in the open position, and inspected weekly as part of an approved procedure

EXPLANATION

All control valves of the automatic fire sprinkler system, including Post Indicator Valves, Outside Stem and Yoke, and Butterfly valves must be locked in the open position. Only valves that are required to be kept in the closed position, such as the main drain and inspector's test valves may be kept closed. Even valves that are supervised by a monitoring system must be locked open.

RATIONALE

It is imperative that the control valves serving the automatic fire sprinkler system are kept in the open position or no water will enter the system to control a fire. By locking these valves in the open position, we hope to discourage vandalism or the inadvertent closing of a valve.