



# CSHE 26<sup>th</sup> SoCal Seminar

September 14, 2017

Hyatt Hotel in Long Beach, CA

Testing and Inspection of Fire and Life Safety Systems

## **NFPA 25 and 72 vs. Joint Commission CLOSING THE GAP**

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California Society for Healthcare Engineering, Inc.

# Our Panelists

- ❑ Moderator: Virginia Tingle
- ❑ Reporting: Stephanie Neu
- ❑ Alarm Technician: Ryan Donoghue
- ❑ Sprinkler Technician: Matt Leway
- ❑ Case Study: Amy Voth



# Discussion Agenda



## NFPA 72/25 VS. JOINT COMMISSION

- Defining the Problem
- Code Interpretation
- Common Overlooked Items

# Defining the Problem

## □ THE GAP

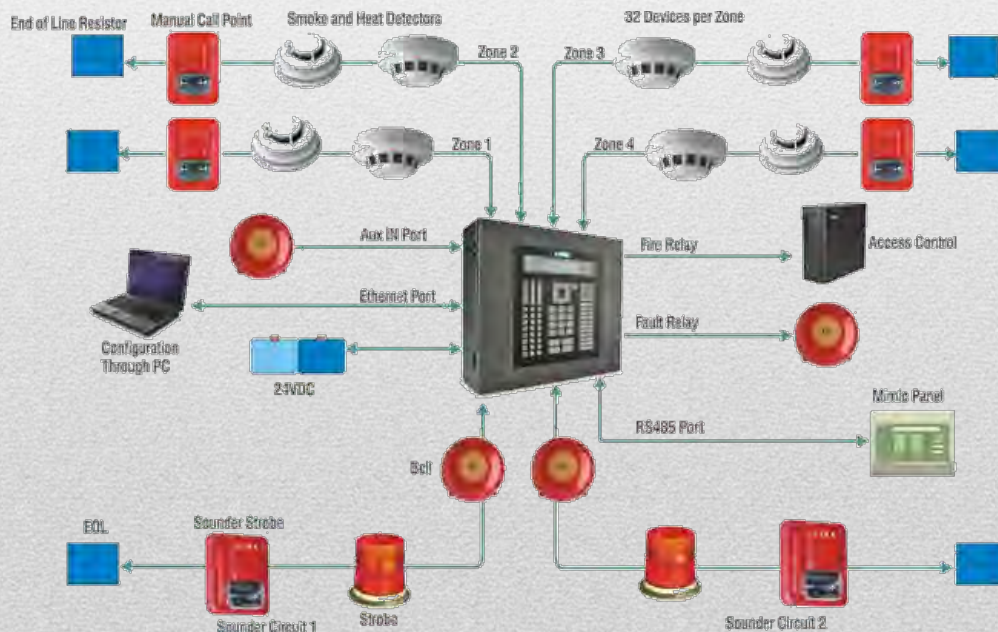
- NFPA 72, 2016 vs. EP 1-5 (NFPA 72, 2010)
- NFPA 25, 2013 vs. EP 6-12 (NFPA 25, 2011)
- Reports vs. EP 27 (Documentation)



# The Gap on 72 vs. EP 1 – 5

Key Question:

- ❑ Do the Elements of Performance requirements meet the CA NFPA 72 Alarm Test & Inspection?



# The Gap on 25 vs. EP 6 – 12

Key Question:

- ❑ Where do these Elements of Performance differentiate from CA NFPA 25 Sprinkler code?



# The Gap on Reports vs. EP 27

## Key Question:

- ❑ Is there a difference between NFPA report requirements and TJC?



Inspection, Testing, and Maintenance Fire Sprinkler System Page 1 of 1  
NFPA 25, Chapter 3 as amended by CCB, Title 19

Client/Property (Building Address): \_\_\_\_\_ System Size (G): \_\_\_\_\_  
Project/Installation: \_\_\_\_\_  
Name: \_\_\_\_\_ Type of System:  
Address: \_\_\_\_\_  Wet Pipe  
City: \_\_\_\_\_  Dry Pipe  
 Preaction  
 Deluge

Water Main/Line Location: \_\_\_\_\_ Alarm/Drain Valve:  
Water Control Pressure: \_\_\_\_\_ psi 1 - Inspector  
Risk of Process: \_\_\_\_\_ psi 2 - Tester  
Pressure Control Pressure: \_\_\_\_\_ psi 3 - Manufacturer (Manufacturer)

Item	Activity	Frequency	Description	NFPA 25 Reference	Fail	USA	Pass
1.1	1	Quarterly	Pressure Checks - Wet Pipe - System	12.4.1.1			
1.2	1	Quarterly	Dry Pipe Valves - Lockable/Unlocked	12.4.1.1			
1.3	1	Quarterly	Diagrams (Dry, Preaction, Deluge Systems)	2.2.2, 2.2.3			
1.4	1	Quarterly	Control Valves	12.5.2.1			
1.5	1	Quarterly	Alarm Devices	5.2.2			
1.6	1	Quarterly	Classified (RIS) Fire Systems	5.3.1.1			
1.7	1	Quarterly	Hydraulic calculations	2.2.1			
1.8	1	Quarterly	Specimens	2.2.1			
1.9	1	Quarterly	Splice Connections	5.2.1.2			
1.10	1	Quarterly	Fire Department Connections	11.1.1			
1.11	1	Quarterly	Alarm Valves - Electric (preaction)	12.4.1.1			
1.12	1	Quarterly	Preaction Deluge Valves - Electric (preaction)	12.4.1.1			
1.13	1	Quarterly	Pressure Reducing Valves - Electric (preaction)	12.4.1.1			
1.14	1	Quarterly	Any Pipe Valves - Pressure Reducing	12.4.1.1			
1.15	1	Quarterly	Shutoff Transmitters	12.6.1			
1.16	1	Annually	Pipe and Hangers	5.3.1			
1.17	1	Annually	Buildings	5.2.2			

State Fire Marshal #853 Last 11, 2012

# Gap Solutions: Best Practices

Key Question:

- Can you think of an example where this “Gap” issue has been resolved? How?







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# Thank You



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