

FIRE SPRINKLER SYSTEM

INFORMATION PACKAGE

Congratulations! You have purchased a home that is equipped with a fire protection system. In the following pages, you will find useful information about the care, maintenance, and benefits of your new sprinkler system that you should read.

Also included in this package is information about how your sprinkler system works to save not only lives, but also your home.

KNOW THE COMPONENTS

Concealed pendent sprinkler
installed in the ceiling.



Recessed pendent sprinkler
installed in the ceiling.



Sidewall sprinkler head



Water supply tank



Electric pump



Drain valve



Flow switch



Pressure Switch

HOW IT WORKS

When a fire starts, heat collects at the ceiling of a room. Sprinkler heads are activated by heat. Once the area around the sprinkler reaches 155 degrees, the sprinkler will release water. In a residential system, only one sprinkler will activate at a time. When the water flows through the sprinkler, the pressure switch will activate and the pump will start. Water will continue to flow until the supply tank is empty or the pump is shut off. In most instances, the fire will be completely extinguished by a single sprinkler before the fire department arrives.

The flow switch will activate the alarms. In some cases the flow switch will be connected to a monitoring company or the fire dept via a phone line and an alarm panel and will automatically alert the fire dept.

If the sprinkler system is connected to the underground supply pipe there will not be a pump, and water will continue to flow until the control valve is closed.

MAINTENANCE

The sprinkler system should be tested at least once per year. If the sprinkler system is connected to the fire department or alarm company, call them ahead of time and inform them that you are testing the sprinkler system. If the sprinkler system activates an exterior alarm bell, it is a good idea to inform any neighbors close by that you are testing the system and not to call the fire department when the bell sounds.

In order to ensure that the pump is working, open the drain. Water will flow from the pipe into the tank. The pressure switch will activate and the pump will start. Once the alarms are activated, shut the drain valve.

If your sprinkler system is connected to the municipal water line, there will be a backflow preventor valve installed at the incoming water supply. This backflow preventor is also known as a double check valve. It is necessary to have your town water department test the backflow once per year.

Sometimes there will be antifreeze in the pipes where the areas of the home are not heated. Usually this is in the garage or attic. If antifreeze is in your system, there will be another control valve labeled "ANTIFREEZE". You should have the antifreeze tested before every freezing season by a sprinkler system technician. Do not test or perform maintenance on the antifreeze sprinkler system yourself.

INSPECTION

The drain valve should always be in the closed position. The handle should be perpendicular to the valve.

There should not be any water on the floor around the pump or tank. If there is water leaking from any device, call a fire protection technician.

If the system is connected to an underground supply pipe instead of a tank, ensure that the control valves are locked in the open position. The valve handles will be parallel to the valve. Keep the key near the control valves. Keep the area around the valves clear.

CARE

Do not hang anything from a sprinkler.

Do not place furniture or storage in front of a sprinkler. Also, maintain clear space on either side of the sprinkler.

Do not store anything within 18" below a sprinkler head.

When painting around sprinklers, make sure paint does not get on the sprinkler. Tape the the sprinkler to protect it and immediately remove the tape when finished.

Sprinklers are not smoke activated. Do not place tape over sprinklers unless you are painting.

Be careful not to puncture pipe inside of walls while hanging items such as pictures or mirrors. Always make sure the nail or screw is in a stud before inserting. If a pipe is punctured, shut off the pump and then contact a sprinkler system technician.

If a sprinkler is damaged or activated, shut off the pump. Call a sprinkler technician to replace the sprinkler.

Ensure that the minimum temperature in the house never drops below 40 degrees.