



CARE AND MAINTENANCE OF SPRINKLER SYSTEMS

An automatic sprinkler system provides for the extinguishments of fire in a building by the prompt and continuous discharge of water directly upon burning material. This is accomplished by means of an arrangement of pipes, to which attached outlet devices are known as automatic sprinklers. These sprinklers are so constructed as to open automatically whenever the surrounding temperature reaches a predetermined point.

In general, there are two types of automatic sprinkler equipment, dry pipe systems and wet pipe systems. In locations which are not subject to freezing temperature, wet pipe systems, in which the pipe lines contain water under pressure, may be installed, but in buildings or portions thereof which are subject to freezing temperatures, the dry pipe system is ordinarily used. In the latter type of system, water is admitted to the pipes automatically after elevated ceiling temperature has caused the automatic sprinkler to operate. Another type of system used where freezing temperatures are an issue, is an Anti-Freeze system, in this cause, the Anti-Freeze solution replaces the water.

If not properly maintained, a sprinkler system may become worthless. The following offers to property owners and manager's advice and suggestions relative to the care and maintenance of sprinkler equipment's upon which the safety of their property may depend.

RESPONSIBILITY OF THE OWNER OR OCCUPANT

The purpose of an automatic sprinkler system is to protect life and property. Serious fires seldom occur in properties completely protected with properly maintained automatic sprinkler systems. The responsibility for properly maintaining the fire protection system belongs to the owner (or the occupant). In order to properly maintain the system, attention must be given not only to the system itself, but also to other features that may affect the proper and satisfactory control of fire by the sprinklers.

Automatic sprinkler systems employing standard devices and installed in accordance with the sprinkler Standard are sturdy and durable, and require a minimum of expenditure for maintenance. However, like other types of equipment, they may suffer deterioration or impairment through neglect or from certain conditions of service. Definite provision for regular and competent attention to maintenance is a prime requirement if the system is to serve its purpose effectively. The provision of automatic sprinkler protection where needed shows good business foresight. The quality of business administration and the intelligence of management are reflected in the provisions made for the maintenance of this protection.