

Maintenance Task

| <u>PM No.</u> | <u>Title</u> | <u>Frequency</u> |
|---------------|--|------------------|
| F90 | VALVE, FIRE W/TAMPER SWITCH, FLOW SWITCH | QUARTERLY |

MAINTENANCE TASK DESCRIPTION:

1. Inspect and maintain fire suppression system water flow valve assemblies (Quarterly).

NOTE: The work required by this procedure may cause the activation of an alarm and/or a supervisory signal. The Facility Maintenance Manager, General Services Officer or fire department that will receive the alarm and/or signal must be notified prior to start of work. When feasible the position of valves, air pressures, temperature, or water level being monitored should be altered to actuate the signals. Check all supervisory contractors. Inspect conduit for loose joints, hangers, and clamps.

SPECIAL INSTRUCTIONS:

1. Schedule outage with operating personnel.
2. Follow site safety procedures and your supervisor's instructions.
3. Record and report to your supervisor any equipment damage or deficiencies found while performing this maintenance task.
4. Record all test results in the component maintenance log.
5. Obtain and review manufacturer's operation and maintenance instructions.
6. All tests shall conform to the manufacturer's test procedures and standard values.
7. Verify proper signal at FACP.

PROCEDURES (QUARTERLY):

1. Valve supervision - turn valve stem about three (3) revolutions and check for signal. Adjust tamper device if necessary.
2. Air pressure supervision.
 - a. Inspect pressure gauges for any damage.
 - b. Tap gauge to see if needle is jammed or immovable.
 - c. Check for proper air pressure.
 - d. Gradually release air pressure and note pressure at the air pressure switch activates signal. When necessary, adjust pressure switch. Re-pressurize system.
3. Temperature supervision - mechanically activate temperature switches and check for signal. Adjust if necessary.
4. Water level supervision - check float mechanism for corrosion and freedom of movement. Move float until signal is received. Adjust if necessary.
5. Water flow alarms (zoned) - open valve to test pipe or drain pipe (usually located at sprinkler risers) or open inspector's test valve (located at end of most remote branch line) and check for proper transmission of signals from water flow paddle alarms or pressure switches. This should be done in conjunction with alarm check valve maintenance.

TOOLS, MATERIALS, AND EQUIPMENT (QUARTERLY):

1. Controls/Electrician's tool sets.