

Maintenance Task

PM No. **Title**

F82 **AUTO FIRE DETECT DEV OR ALARM (MEDIUM)**

Frequency

SEMIANNUAL
ANNUAL

MAINTENANCE TASK DESCRIPTION:

1. Clean and inspect automatic fire detection or alarm devices.
2. Operational test automatic fire detection or alarm devices.

SPECIAL INSTRUCTIONS

1. The work required by this procedure may cause the activation of an alarm and/or a supervisory signal.
2. Follow site safety procedures and your supervisor's instructions.
3. Review the system specifications, wiring diagrams, floor plans and maintenance data/manuals and NFPA 72, Chapter 10, prior to beginning work.
4. Report any deficiencies noted during this maintenance task.
5. Notify occupants prior to maintenance and testing.
6. Notify occupants at conclusion of maintenance and testing.
7. When it is both feasible and safe, the environmental conditions being monitored should be altered to actuate the device.
8. Check all detection devices for proper anchorage.

PROCEDURES: (SEMI-ANNUAL)

1. 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.
2. Test all valve tamper switches for proper operation.

TOOLS, MATERIALS, AND EQUIPMENT: (SEMI-ANNUAL)

1. Controls/Electrician's tool sets.

PROCEDURES: (ANNUAL)

1. Inspect conduit for loose hangers or clamps.
2. Ion chamber detectors (including duct type) - activate alarm with freon aerosol spray or by blowing smoke near detector. Test for proper signals. Check air sampling tubes for duct type. Clean according to manufacturer's instructions.
3. Self-restoring temperature detectors - increase temperature or mechanically complete circuit and test for proper signals. Make adjustments if necessary (snap action or bimetallic strips).
4. Non-restorable temperature detectors - check tension on thermostatic cable. Check continuity of circuits by use of test buttons or by mechanically completing circuit. Test for proper signals.
5. Photoelectric detectors (including duct type) - inspect for proper alignment. Diffuse or obstruct the light rays and test for proper signals. Check air sampling tubes for duct type. Clean according to manufacturer's instructions.
6. Pull Station - Check that all pull stations initiate a fire alarm signal.
7. Battery operated smoke and/or carbon monoxide detectors - Test operate according to the manufacturer's instructions.
8. Verify proper signal at main FACP.

TOOLS, MATERIALS, AND EQUIPMENT: (ANNUAL)

1. Controls/Electrician's tool sets.
2. Cleaning materials.
3. Canned smoke.
4. Ladder or lift.

ENGINEER'S NOTE:

1. Record results on forms provided in Appendix D of the Reliability Centered Maintenance Manual.