



Mechanical Systems

Part IV – Fire Suppression System

Fire Suppression Systems

Smoke Detectors

- Smoke detectors detect the presence of particles in the air. Smoke detectors can be triggered by steam, dust, smoke, or other airborne particles. A smoke detector is located in each bedroom on each floor of your home.
- The smoke detectors in your home are powered by the electrical system and include a battery back-up. It is recommended that you replace the batteries semiannually.
- You should vacuum the grill area of your smoke detector on a regular basis to prevent particle build-up.
- Should you need any warranty information go to www.firstalert.com, www.brkelectronics.com, or www.kidde.com

Sprinkler Heads*

- **DO NOT** paint sprinkler heads or covers. When painting, protect sprinklers with a bag & remove immediately after painting is finished.
- **DO NOT** hit, cover (except when painting), obstruct, or hang any object from sprinkler heads.
- **DO NOT** expose any sprinkler head to heat in an attempt to test it.
- **DO NOT** add any device that may restrict flow or decrease the pressure to this system.
- Prior to any alteration of the sprinkler system, changes, additions, or removal of partitions or walls, consult a licensed sprinkler contractor.

Sprinkler Piping*

- **DO NOT** sit, stand, hang, lean, or rest anything on sprinkler system piping, fittings, or sprinkler heads.
- **DO NOT** ground electrical wiring to the sprinkler system pipe or fittings.
- **DO NOT** allow ambient temperatures below 40°F where fire sprinkler system is located. (Unless an approved compatible antifreeze or insulation method is installed.)
- **DO NOT** expose CPVC pipe or fittings to incompatible substances, such as cutting oils, non-water based paints, packing oils, traditional pipe thread paste and dope, fungicides, termiticides, insecticides, detergents, building caulks, adhesive tape, solder flux, flexible wire/cable (with special consideration for communications cabling), non-approved spray foam insulation materials, or glycol-based anti-freeze fluids.
- **DO NOT** expose CPVC pipe or fittings to open flame, solder, and soldering flux.

The responsibility for properly maintaining a sprinkler system is that of the owner or manager, who should understand the basics of sprinkler system operation. A **monthly maintenance & testing** program should include the following:

- Visual inspection of sprinklers to ensure against obstruction of spray.
- Verify that all system control valves are locked & sealed fully open.

System Testing*

WARNING: Where it appears likely that a test will result in a remote alarm signal, notification to the alarm company must be made prior to the test.

- Open the SPRINKLER TEST VALVE fully (counterclockwise.)
- Verify the water is flowing. (View at outside drain assembly.)
- Close the SPRINKLER TEST VALVE (clockwise.)

To shut down the system for maintenance or sprinkler system repairs:

- Close all water supply valves to the fire sprinkler system.
- Open SPRINKLER TEST VALVE to drain system piping.

In the event of sprinkler activation, call the Fire Department immediately.

* Not all localities will have a fire sprinkler system installed, please check with your project manager if you are unsure if your home includes this system.