



Sprinkler System – Dry Pipe Valves, Inspection, and Testing Checklist

Regular inspection, testing, and maintenance of dry-pipe sprinkler valves and associated quick-opening devices are critical to ensure effective performance of a sprinkler system. All inspections and tests should be performed in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, published by the National Fire Protection Association (NFPA), as follows:

Weekly Inspections

- Is the temperature of the enclosure, room, or area for the valve at least 40°F (4°C)? Is the enclosure, room, or area equipped with a low temperature alarm?
- Does the supply-side pressure gauge indicate normal water supply pressure?
- Are the dry-side pressure gauge readings within manufacturer's specifications? If the system is equipped with a low pressure alarm, this inspection can be performed monthly.
- Does the quick-opening device gauge, if so equipped, indicate the same pressure as the dry-side system pressure?

Monthly Inspections

- Does the valve assembly show no sign of leaking or physical damage?
- Are all valves in the ready (i.e., open or closed) positions, as indicated by the system diagrams?

Annual Inspections

- Is the interior surface of valve body free from corrosion?

Quarterly Testing

- Is the priming water filled to proper level, as per the manufacturer's specifications?
- Does the quick-opening device activate properly?
- Does the low air pressure alarm function properly?

Annual Testing

- Is a limited-flow, trip test of the dry-pipe system and quick-opening devices performed during warm weather?
- Is a low temperature alarm function performed at the beginning of the heating season?
- Are air pressure maintenance devices tested?

Multi-Year Inspections and Tests

- Are all system strainers, filters, and restricting devices tested, every five years, for corrosion and obstructions?
- Is a full-flow, system trip test, including the quick opening, performed every three years?
- Are system gauges tested or replaced every five years? Gauges should be accurate to within three percent of full scale.



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