



## Advanced Fire Sprinkler ITM Program

For FY19, MIIA is introducing a new grant opportunity targeting property losses related to sprinkler maintenance and loss prevention. This past year, MIIA experienced record losses related to extreme cold temperatures with resulting pipe and sprinkler freeze ups. In response to these losses we are introducing an Advanced Fire Sprinkler Inspection, Testing, & Maintenance (ITM) Program. As outlined below, this program exceeds current minimum industry requirements. As such, the costs for these advanced inspections are eligible for a MIIA Grant.

### Standard Guidelines:

- As a baseline, this inspection shall include all annual and more frequently required ITM work items specified in the applicable edition of NFPA 25.
- Further, this inspection shall include all 5-year work.
- This work shall be documented in an industry-standard formats such as the AFSA form-set.

In addition to the baseline ITM work mentioned above, the Advanced ITM program shall also include:

### Dry Pipe Systems:

- Verification of presence and functionality of low air and water flow/pressure alarms
- Verification of the presence of and accuracy of a diagram/map of the low point drains. If no such diagram exists, it should be created and left at the riser
- Verification of proper slope of dry pipes in all accessible areas (including attics and above suspended ceilings).
- Verification of suitability and age of air compressor
- Verify presence of a log showing when the building staff are draining the low point drains

### Wet Pipe Systems:

- Verify adequate heat to all portions of wet pipe sprinkler system
- In attics, verify installation/layering of insulation and vapor barrier tented over pipe (spot check)
- Verify presence and functionality of water flow alarm

### Sprinkler Riser Room:

- Verify riser room has reliable heat source

### General:

- Document any recommended or required upgrades or system changes
- Document any design or installation defects identified

If you have any questions regarding this Program, please feel free to discuss them with your Risk Manager.