

# Annual Water-Based Fire Protection Systems Inspection

## CINTAS FIRE-FORT MYERS

12771 WEST LINKS, DRIVE  
SUITE #1  
FORT MYERS, FL 33913  
USA  
33913



Inspector: OLSEN GARCIA 00F2401

Inspection date: 04/22/2020

### Inspection Location

**PROMENADE EAST CONDO 00F244017**

21405 OLEAN BLVD

PORT CHARLOTTE, FL 33952

Phone:

### Customer

**PROMENADE EAST CONDO 00F244017**

21405 OLEAN BLVD

PORT CHARLOTTE, FL 33952

Phone: 9416276880

*Inspection performed in accordance with  
NFPA 25 Standard for the Inspection, Testing, and Maintenance  
of Water-Based Fire Protection Systems, 2017 edition.*

**Special Statement:****NO ACCESS TO UNITS DUE TO THE COVIX-19 VIRUS.  
5TH YEAR INTERNAL ASSESSMENT COMPLETED 5/2019****Building Owner/Representative**

Has building occupancy, hazard, water supply or building arrangement affecting system effectiveness remained the same since last inspection (4.1.6.)	Yes
Areas containing water-filled piping used for fire sprinkler systems, maintain a minimum temperature of 40°F (4°C), and are not exposed to freezing conditions. (4.1.1.1)	Yes

Owner/Representative Signature

**Notifications Made for Testing****Notification Prior to Testing**

Person at alarm-receiving facility notified before testing (4.1.4)	Operator
Time alarm-receiving facility notified	08:00
Time FD notified before testing	08:00
Time AHJ notified	08:00

**Notifications After Testing**

Person at alarm-receiving facility notified after testing (4.1.4)	Operator
Time alarm-receiving facility notified after testing	14:00
Time FD notified after testing	14:00
Time AHJ notified after testing	14:00
Date system restored to normal operation.	04/22/2020
Time system restored to normal operation.	14:00

**System Summary****Number of Systems at Site**

Items	Total Systems
<b>StandPipe System</b>	<b>1</b>
<b>Wet System</b>	<b>1</b>

**Wet System****Wet System Inspection**

Sprinkler heads free of leakage, corrosion, external loading, damage or loss of fluid in glass bulb element, painted heads, and pointed in proper direction. (5.2.1.1.1; 5.2.1.1.2)	Pass
Escutcheons and coverplates in place, if applicable. (5.2.1.1.5)	Pass
Minimum clearance maintained below all sprinklers. (5.2.1.2)	Pass
Replacement sprinkler heads per number of installed sprinklers available in head box. (5.4.1.5.4)	Pass
Sprinkler head wrench for each type head provided in head box (5.4.1.6)	Pass
List of sprinklers installed on the property posted on head box. (5.4.1.5.6)	Pass
System piping free of mechanical damage, leaks, corrosion, & without external loads on or hung from piping. (5.2.2.1 & 5.2.2.2)	Pass
Pipe hangars, braces & supports not damaged, loose or unattached. (5.2.3)	Pass
Sprinklers in the building in service for 50 years, have been replaced or sample tested. (5.3.1.1.1)	N/A
Sprinklers with fast-response elements in service for 20 years have been replaced or sample tested. (5.3.1.1.1.3)	N/A
Dry sprinklers in service for 10 years have been replaced or sample taken (if dry sprinklers present). (5.3.1.1.1.6)	N/A
<b>Wet Riser Main Drain/No Check Valve</b>	
Exterior of connection in good condition and gauge operable.	Pass
Pressure (psi) shown on pressure gauge	150
Hydraulic nameplate, if applicable, securely attached and is legible (5.2.5)	Pass
Size of main drain	2"
Pressure (psi) shown on Supply Water pressure gauge. (13.2.5)	150

**SPRINKLER**

<b>Wet Riser Main Drain/No Check Valve</b>	
Residual Pressure with valve open (13.2.5)	150
Static Pressure after valve closed (13.2.5)	150
Main Drain Test Pressure less than 10% reduction in flow from original acceptance test or previous test results (13.2.5.3)	Pass
Valve Status Test - Valves open when returned to service. (13.3.3.4)	Pass

### **StandPipe System**

#### **Standpipe - Wet System**

Standpipe System	Automatic Wet
Standpipe Class	Class I
Gauges maintaining air and water pressure at normal level. (13.2.7.1.2)	Pass
System piping free of mechanical damage, leaks, corrosion, or external loads resting on or hung from pipe. (5.2.2)	Pass
Pipe hangers, braces and supports are secure and undamaged. (5.2.3)	Pass
Hydraulic design sign, if provided, legible and secure. (5.2.5)	Pass
Flow Test for automatic standpipe systems at hydraulically most remote hose connection. (6.3.1.1)	Fail

### **Inspector's Test Connection**

<b>Area/Location</b>	<b>Operates properly</b>
1st Stair 2	Pass
1st Stair 4	Pass
2nd Stair 2	Pass
2nd Stair 4	Pass
3rd Stair 2	Pass
3rd Stair 4	Pass
4th Stair 2	Pass
4th Stair 4	Pass
5th Stair 2	Pass
5th Stair 4	Pass
6th Stair 1	Pass
6th Stair 3	Pass
Pump room	Pass
System Main	Pass

### **Control Valves**

<b>Type</b>	<b>Area/Location</b>	<b>Model Size</b>	<b>Accessible</b>	<b>Condition</b>	<b>Secured</b>	<b>Exercised</b>	<b>Seal</b>	<b>Valve Test</b>
Control Valve - locked/tamper	1st between elev and main	OS and Y 4"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	1st Stair 1	OS and Y 4"	Pass	Pass	Pass	Pass	Green	Pass
Control Valve - locked/tamper	1st Stair 2	OS and Y 4"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	1st Stair 3	OS and Y 4"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	1st Stair 4	OS and Y 4"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	1st Trash room	OS and Y 4"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	2nd Stair 2	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	2nd Stair 4	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass

**SPRINKLER**

**Page 3 of 6**

## Control Valves

Type	Area/Location	Model Size	Accessible	Condition	Secured	Exercised	Seal	Valve Test
Control Valve - locked/tamper	3rd Stair 2	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	3rd Stair 4	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	4th Stair 2	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	4th Stair 4	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	5th Stair 2	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	5th Stair 4	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	6th Stair 1	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	6th Stair 3	OS and Y 3"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	B/F Inlet	OS and Y 6"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	B/F Outlet	OS and Y 6"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Jockey Discharge	Butterfly 2"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Jockey Inlet	Butterfly 2"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Pump Bypass	Butterfly 6"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Pump Bypass	Butterfly 6"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Pump Discharge	Butterfly 6"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Pump Inlet	OS and Y 8"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Pump Room	Butterfly 6"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Shut off	Butterfly 6"	Pass	Pass	Pass	Pass	GREEN	Pass
Control Valve - locked/tamper	Test Header	Butterfly 8"	Pass	Pass	Pass	Pass	GREEN	Pass

## Supervisory Devices

Type	Area/Location	Visual Insp	Functional Test
Valve Supervisory Switch	1st Between Elev and Main	Pass	Pass
Valve Supervisory Switch	1st Stair 1	Pass	Pass
Valve Supervisory Switch	1st Stair 2	Pass	Pass
Valve Supervisory Switch	1st Stair 3	Pass	Pass
Valve Supervisory Switch	1st Stair 4	Pass	Pass
Valve Supervisory Switch	1st Trash room	Pass	Pass
Valve Supervisory Switch	2nd Stair 2	Pass	Pass
Valve Supervisory Switch	2nd Stair 4	Pass	Pass
Valve Supervisory Switch	3rd Stair 2	Pass	Pass
Valve Supervisory Switch	3rd Stair 4	Pass	Pass
Valve Supervisory Switch	4th Stair 2	Pass	Pass
Valve Supervisory Switch	4th Stair 4	Pass	Pass
Valve Supervisory Switch	5th Stair 2	Pass	Pass
Valve Supervisory Switch	5th Stair 4	Pass	Pass

## Supervisory Devices

Type	Area/Location	Visual Insp	Functional Test
Valve Supervisory Switch	6th Stair 1	Pass	Pass
Valve Supervisory Switch	6th Stair 3	Pass	Pass
Valve Supervisory Switch	B/F Inlet	Pass	Pass
Valve Supervisory Switch	B/F Outlet	Pass	Pass
Valve Supervisory Switch	Jockey Discharge	Pass	Pass
Valve Supervisory Switch	Jockey Inlet	Pass	Pass
Valve Supervisory Switch	Pump Bypass	Pass	Pass
Valve Supervisory Switch	Pump Bypass	Pass	Pass
Valve Supervisory Switch	Pump Discharge	Pass	Pass
Valve Supervisory Switch	Pump Inlet	Pass	Pass
Valve Supervisory Switch	Pump room	Pass	Pass
Valve Supervisory Switch	Shut off	Pass	Pass
Valve Supervisory Switch	Test Header	Pass	Pass

## Alarm Devices

Type	Area/Location	Visual Insp	Functional Test
Waterflow - Pressure Switch	1st Stair 4	Pass	Pass 60
Waterflow - Pressure Switch	1st Stair 2	Pass	Pass 60
Waterflow - Pressure Switch	2nd Stair 2	Pass	Pass 60
Waterflow - Pressure Switch	2nd Stair 4	Pass	Pass 60
Waterflow - Pressure Switch	3rd Stair 2	Pass	Pass 60
Waterflow - Pressure Switch	3rd Stair 4	Pass	Pass 60
Waterflow - Pressure Switch	4th Stair 2	Pass	Pass 60
Waterflow - Pressure Switch	4th Stair 4	Pass	Pass 60
Waterflow - Pressure Switch	5th Stair 2	Pass	Pass 60
Waterflow - Pressure Switch	5th Stair 4	Pass	Pass 60
Waterflow - Pressure Switch	6th Stair 1	Pass	Pass 60
Waterflow - Pressure Switch	6th Stair 3	Pass	Pass 60
Waterflow - Pressure Switch	Pump room	Pass	Pass 60
Waterflow - Pressure Switch	System Main	Pass	Pass 60

## Common Components

### Fire Department Connection

FDC visible and accessible, and signs in place. (13.8.1)	Pass
Couplings and swivels free of damage and rotate smoothly. (13.8.1)	Pass
Caps, plugs and gaskets in place and free from damage. (13.8.1)	Pass
Check valve free from leaks, automatic drain valve and clapper in place and operating properly. (13.8.1)	Pass
Interior of the connection free of obstructions. (13.8.1)	Pass
Visible piping supplying FDC undamaged. (13.8.1)	Pass

### Gauge

#### Pump Discharge

Gauge is operable and without damage. (13.2.7.1.1)	Pass
Pressure (psi) shown on gauge.	65

## Common Components

Gauge	
<b>Pump low pressure</b>	
Gauge is operable and without damage. (13.2.7.1.1)	Pass
Pressure (psi) shown on gauge.	150
Gauge	
<b>Pump Suction</b>	
Gauge is operable and without damage. (13.2.7.1.1)	Pass
Pressure (psi) shown on gauge.	66
Gauge	
<b>Jockey low pressure</b>	
Gauge is operable and without damage. (13.2.7.1.1)	Pass
Pressure (psi) shown on gauge.	150

## Internal Pipe Condition Assessment

<b>Date of last 5 year internal inspection.</b>	5/17/2019
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## Comments

10 - RECOMMEND REMOVING THE HOSE RACK LOCATED IN THE STANDPIPE CABINETS, SEE PICS.  
1 - RECOMMEND EXTENDING DOWN THE (NORTH SIDE) GARAGE FLOOR INSPECTORS TEST PIPE DOWN TO THE GROUND TO AVOID DAMAGING THE LANDSCAPE UPON TEST, SEE PICS.

## Deficiencies

*\*PAR response indicated "Pass After Repair". Technician notes a deficiency of a device, and repairs the deficiency during inspection.*

Deficiencies not covered in Questions

Ques: Deficiencies found, in addition to standard questions.

**Technician Response:**

## Standpipe - Wet System

Ques: Flow Test for automatic standpipe systems at hydraulically most remote hose connection. (6.3.1.1)

**Technician Response:** UNABLE TO LOCATE A 5TH YEAR FLOW TEST TAG ON STANDPIPE SYSTEM OR REPORT.

### Liability Release Statement:

The owner and/or designated representative acknowledges the responsibility of the operating condition of the component parts at the time of this inspection. It is agreed that the inspection service provided by the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is further understood that all information contained herein is provided to the best of the knowledge of the party providing such information.



4/22/20



4/22/20

Customer: Promenade East

Tech: OLSEN GARCIA 00F2401