



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
LIFE SAFETY SERVICES
GUIDELINES AND STANDARDS

GUIDELINE F.10 - Automatic Extinguishing System Maintenance Requirements

F.10.1 PURPOSE

The purpose of this standard is to provide information and requirements for the inspection, testing, and maintenance of existing automatic extinguishing systems constructed under the requirements of NFPA 13, NFPA 13R, and other applicable standards of the National Fire Protection Association.

F.10.2 SCOPE

This standard shall apply to existing automatic fire extinguishing systems regulated by the Office of the State Fire Marshal (OSFM), and inspected by the Newport Beach Fire Department and the City of Newport Beach Life Safety Services as outlined in the California Code of Regulations (CCR), Title 19, Division 1, Chapter 5, Section 904, and Newport Beach Fire Code.

F.10.3 PROCEDURE

No person shall engage in the business of maintenance and repair of an automatic extinguishing system, including but not limited to, fire sprinkler systems, engineered and pre-engineered fixed extinguishing systems, standpipe systems, and water flow alarm devices without a valid "A" (Type 1 and Type 2) license issued by the Office of the State Fire Marshal or a C-16 Fire Protection License as issued by the State of California Contractors State Licensing Board. In addition to the license requirements above, annual testing or maintenance of systems described below may also be performed by a California State Fire Marshal Licensed A (Type L) Concern in structures or property owned or leased by that public or private entity. The type L license allows the building owner or lessee (Concern), who has trained and experienced employees, to perform the following (It should be noted that the Type L license does not include five-year certifications):

- a. Conduct inspections
- b. Conduct annual testing and maintenance of wet pipe sprinkler systems, standpipe systems or private fire service mains in structures or properties they own or lease.

NOTE: Type L licenses are limited to public or private entities that are not engaged in the business of performing testing and maintenance of wet pipe sprinkler systems.

1. Individuals who possess the newly established SFM Weekly Fire Pump Test Certificate in accordance with Title 19, California Code of Regulations, Section 905, and are employed by a Type L licensed Concern, may perform weekly fire pump tests for systems in structures owned or leased by the Concern.
2. Records shall be made for all inspections, tests, and maintenance of the system and its components and shall be made available to the Newport Beach Life Safety Specialists upon request. Records shall indicate the procedures used by the organization that performed the work, the results, and the date. Records shall also be maintained by the property owner on site.
3. Only properly completed forms will be accepted by the Newport Beach Fire Department. These forms are available at the OSFM website:
http://osfm.fire.ca.gov/strucfireengineer/strucfireengineer_aes
4. The Fire Department retains the right to be present during the inspection of an automatic extinguishing system. The Fire Department shall be notified of the date and time of a Title 19 (five year) inspection; a Life Safety Specialist may request to be present during the inspection or back-flush.
5. All maintenance and repairs of automatic extinguishing systems shall comply with the OSFM Automatic Extinguishing System (AES) program and NFPA 25 (2011).
6. Once the system is inspected and deficiencies are identified, the building representative shall be informed of the options to obtain compliance, including the use of another licensed sprinkler contractor.
7. Due to the marine environment in Newport Beach, NFPA 25 is enforced as follows:
 - a. Any sprinkler showing corrosion has been replaced NFPA 25 - 5.2.1.1.2
 - b. Sprinklers subjected to the corrosive salt water atmosphere have been tested or replaced every five years NFPA 25 - 5.3.1.1.2
 - c. Gauges have been replaced or tested every five years NFPA 25 - 5.3.2.1
 - d. Paint on system assemblies and piping is OSHA Safety Red and in good condition (exclusive of brass)
 - (1) Paint (polyurethane or alkyd enamel within ½ mile from ocean)

(2) Paint Primer – high percentage of zinc designed for salt water corrosion
NFPA25-10.2.4.1

8. The following reports shall be mailed to the Life Safety Specialist within seven days of the first service/test, and again after all the required retesting/repairs and certification
 - a. AES 1 Inspection, Testing, Maintenance Cover Sheet
 - b. AES 2.2 Wet Pipe Fire Sprinkler System Five Year
 - c. AES 2.4 Dry Pipe Fire Sprinkler System Five Year
 - d. AES 2.6 Pre-action Sprinkler Systems Water Five Year
 - e. AES 2.8 Deluge Sprinkler Systems Water Spray Five Year
 - f. AES 3.1 Standpipe and Hose System Five Year
 - g. AES 7 Water Spray Fixed Systems
 - h. AES 8 Foam-Water Sprinkler Systems
 - i. AES 9 Continuation Sheet
 - j. AES 10 Corrective Action and Repairs Performed