Quarterly
Water-Based Fire Protection Systems Inspection

BFPE International

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Inspector: Justin Perry

Inspection date: 06/07/2023

Inspection Location
Doctors Comm. Hos. Office Building S - 0184814
8116 Good Luck Road
Lanham, Maryland 20706
Phone:
Customer
Doc - 116 Good Luck Road, Mob, LLC C - 0184812
C/O Physicians Realty Trust 309 North Water Street, 7th Floor
Milwaukee, WI 53202
Phone:

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

System Summary	Number of Systems at Site
Items	**Total Systems**
Dry System	**1**
Preaction System	**2**
Wet System	**1**

Dry System

Dry Pipe Valve

Dry Sprinkler Dry System	
Make	Tyco
Model	DPV1
Size	2 1/2
Air and water pressure gauges operating properly (13.2.7.1.1)	Pass
Exterior of valve free of physical damage, trim valves in normal position and intermediate chamber not leaking (13.4.5.1.3)	Pass
Valve free of leaks, properly secured, accessible. (13.3.2.2)	Pass
If system has auxiliary drains, is sign in place indicating number and location of each drain. (13.4.5.1.2)	Pass
Priming water level correct (13.4.5.2.1)	N/A
Size of main drain	1.25"
Pressure (psi) shown on System air pressure gauge.	40
Pressure (psi) shown on Supply water pressure gauge.	120
Residual Pressure with valve open (13.2.5)	55
Static Pressure after valve closed (13.2.5)	120
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

Air Compressor

Dry Sprinkler Dry System	
Make	Emerson
Model	S055hxhne-7001
Size	Riser mount
HP	1/3
Volt	115
Phase	1
Compressor free of physical damage, wiring and piping intact and without damage. (13.10.2.1)	Pass
Compressors requiring oil, ensure correct amount is in oil reservoir. (13.10.2.1)	Pass
Anchoring of air compressor is secure, tight and without damage. (13.10.2.1)	Pass

Wet System

Wet Riser Main Drain/Check Valve

Ground Floor Fire Pump Room	
Valves & trim free of physical damage, & valves in normal position. (13.4.1.1)	Pass
Pressure (psi) shown on System side pressure gauge.	120
Size of main drain	2"
Pressure (psi) shown on Supply Water pressure gauge. (13.2.5)	120
Residual Pressure with valve open (13.2.5)	55
Static Pressure after valve closed (13.2.5)	120
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

Preaction System

Preaction Valve

First Floor PreAction System	
Air and water pressure gauges operating properly (13.2.7.1.1)	Pass
Exterior of valve not damaged, trim valves in normal position, valve seat not leaking, electrical parts in service (13.4.3.1.3)	Pass
System control valve is properly secured, accessible and free from external leaks. (13.3.2.2)	Pass
The priming water level is acceptable. (13.4.3.2.1)	Pass
Pressure (psi) shown on System side pressure gauge. (13.2.7.1.3.2)	20
Size of main drain	.75"
Pressure (psi) shown on Supply Water pressure gauge. (13.2.5)	120
Residual Pressure with valve open (13.2.5)	55
Static Pressure after valve closed (13.2.5)	120
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

Preaction System

Preaction Valve

Ground Floor Server Room PreAction System	
Air and water pressure gauges operating properly (13.2.7.1.1)	Pass
Exterior of valve not damaged, trim valves in normal position, valve seat not leaking, electrical parts in service (13.4.3.1.3)	Pass
System control valve is properly secured, accessible and free from external leaks. (13.3.2.2)	Pass
The priming water level is acceptable. (13.4.3.2.1)	Pass
Pressure (psi) shown on System side pressure gauge. (13.2.7.1.3.2)	18
Size of main drain	.75"
Pressure (psi) shown on Supply Water pressure gauge. (13.2.5)	120
Residual Pressure with valve open (13.2.5)	55
Static Pressure after valve closed (13.2.5)	120
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

Preaction System

Air Compressor - Preaction

PreAction System PreAction System	
Compressor free of physical damage, wiring and piping intact and without damage. (13.10.2.1)	Pass
Anchoring of air compressor is secure, tight and without damage. (13.10.2.1)	Pass

Air Compressor - Preaction

PreAction System PreAction System	
Compressor free of physical damage, wiring and piping intact and without damage. (13.10.2.1)	Pass
Compressors requiring oil, ensure correct amount is in oil reservoir. (13.10.2.1)	Pass
Anchoring of air compressor is secure, tight and without damage. (13.10.2.1)	Pass

Control Valves

Type	Area/Location	Model Size	Accessible	Condition	Secured	Exercised
Control Valve - locked/tamper	First Floor PreAction MRI	Butterfly 2"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	First Floor Stair 1	Butterfly 3"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Dry System	Butterfly 2.5"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Fire Pump Bypass 1	Butterfly 6"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Fire Pump Bypass 2	Butterfly 6"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Fire Pump Suction	OS and Y 6"	Pass	Pass	Pass	Not Due

Control Valve - locked/tamper	Ground Floor IT Room PreAction	Butterfly 2"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Jockey Discharge	Butterball 1"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Jockey Suction	Butterball 1"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Main Control	Butterfly 6"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Stair 1	Butterfly 3"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Stair 1	Butterfly 4"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Ground Floor Standpipe Riser Pump Room	Butterfly 4"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Second Floor Stair 1	Butterfly 3"	Pass	Pass	Pass	Not Due
Control Valve - locked/tamper	Third Floor Stair 1	Butterfly 3"	Pass	Pass	Pass	Not Due

Supervisory Devices

Type	Area/Location	Visual Insp	Functional Test
Tamper Switch	First Floor PreAction MRI	Pass	Not Due
Tamper Switch	First Floor Stair 1	Pass	Not Due
High/Low Air Pressure Switch	Ground Floor Dry System	Pass	Not Due
Tamper Switch	Ground Floor Dry System	Pass	Not Due
Tamper Switch	Ground Floor Fire Pump Bypass 1	Pass	Not Due
Tamper Switch	Ground Floor Fire Pump Bypass 2	Pass	Not Due
Tamper Switch	Ground Floor Fire Pump Suction	Pass	Not Due
Tamper Switch	Ground Floor IT Room PreAction	Pass	Not Due
Tamper Switch	Ground Floor Jockey Discharge	Pass	Not Due
Tamper Switch	Ground Floor Jockey Suction	Pass	Not Due
Tamper Switch	Ground Floor Main Control	Pass	Not Due
Tamper Switch	Ground Floor Stair 1	Pass	Not Due
Tamper Switch	Ground Floor Stair 1	Pass	Not Due
Tamper Switch	Ground Floor Standpipe Riser Pump Room	Pass	Not Due
Tamper Switch	Second Floor Stair 1	Pass	Not Due
Tamper Switch	Third Floor Stair 1	Pass	Not Due

Alarm Devices

Type	Area/Location	Visual Insp	Functional Test
Water Pressure Switch	First Floor PreAction MRI	Pass	Not Due
Waterflow Alarm - Vane Type	First Floor Stair 1	Pass	Not Due
Water Pressure Switch	Ground Floor Dry System	Pass	Not Due
Water Pressure Switch	Ground Floor IT Room PreAction	Pass	Not Due
Waterflow Alarm - Vane Type	Ground Floor Main	Pass	Not Due
Waterflow Alarm - Vane Type	Ground Floor Stair 1	Pass	Not Due
Waterflow Alarm - Vane Type	Second Floor Stair 1	Pass	Not Due
Waterflow Alarm - Vane Type	Third Floor Stair 1	Pass	Not Due

Common Components

Fire Department Connection	
Fire Department Fire Department	
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

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.

Customer:

Tech: Justin Perry