

MVP FIRE SYSTEMS, INC.
8201 W. 183RD ST.
TINLEY PARK, IL 60487
(708) 371-1594

Report Number
4397996

Contact Information

Sprinkler System

Service Date	October 13, 2022	Report Number:	4397996
AHJ:	CHICAGO FIRE DEPARTMENT/FIRE PREVENTION BUREAU 444 N DEARBORN ST FL 2 CHICAGO, IL 60654-5602	Status:	Compliant
Phone:	(312) 744-4723	Report Type:	L - (Annual) Sprinkler System

Inspection & Testing Agency Information

Name:	MVP FIRE SYSTEMS, INC. 8201 W. 183RD ST. TINLEY PARK, IL 60487	Phone:	(708) 371-1594
		Emergency Phone:	
		Email:	hdurkin@mvpfire.com

Licenses:	License Type	License Number	Expiration
	Illinois - Fire Sprinkler Contractor License	FSC 0131	05/01/2023
	Illinois - Fire Sprinkler Contractor License	1217970	01/01/2024
	Journeyman	1217970	01/01/2024
	Journeyman	1217970	01/01/2023

Inspector/Tester Information

Name:	BRAD SWAW	Phone:	(708) 371-1594
Licenses:	License Type	License Number	Expiration
	Journeyman	1217970	04/01/2023
	Journeyman	1217970	01/01/2025

Occupancy Information

Name:	LAKE POINT TOWERS CONDO 505 N LAKE SHORE DR CHICAGO, IL 60611-3427	Contact:	Responsible Person JIM STECKO LAKE POINT TOWER CONDO ASSOCIATION 505 N. LAKE SHORE DRIVE CHICAGO, IL 60611
		Phone:	(312) 645-8802

Chicago Sprinkler Inventory

# of Wet Systems in Building: 2	Were The Wet Systems Tested On This Report?: Yes
# of Dry Systems in Building: 1	Were the Dry Systems Tested On This Report?: Yes

Problems Found

Question #	Code Ref(s)	Question	Answer	Impairment	Corrected
No problems found.					

System Status

Question #	Code Ref(s)	Question	Answer
1.		Is the system in service?	Yes

2. Attach a copy of your owner information form with all questions answered and signed by the owner/representative.
Required by the Chicago Fire Department in order to submit the report.

Backflow

Question #	Code Ref(s)	Question	Answer
3.		Are the isolation backflow valves in the open position and secured or supervised?	N/A

Control Valves

Question #	Code Ref(s)	Question	Answer
4.		Are the control valves in the correct (open or closed) position?	Yes
5.		Are the control valves secured or supervised?	Yes
6.		Are the control valves accessible?	Yes
7.		Are the control valves free from damage and leaks?	Yes
8.		Do the control valves have proper signage displayed?	Yes
9.		All control valves operated through full range of motion and returned to normal position (Where a fire pump test header valve is present - disregard as it will be tested during the annual fire pump test)	Yes
10.		Were the control valves outside Stem & Yoke valve stems lubricated?	Yes
10.1.		Post Indicator Valves (PIVs) are provided with correct wrenches	Yes

Alarm Devices/Riser Check

Question #	Code Ref(s)	Question	Answer
11.		Alarm devices are free of damage?	Yes
11.1.		In appropriate open or closed position	Yes
11.2.		Alarm valve interior including strainers, filters, and restriction orifices (every five years)	Yes
12.		Alarm device (vane and pressure switch type) - inspector's test opened and observed flow	Yes
13.		Supervisory Switch(es) functions properly	Yes
14.		Are there records that substantiate that the check valves have been internally inspected and verified to have been working correctly in the past five (5) years?	Yes

15.	Outside 10 inch bell(s) present and operates correctly	Yes
16.	Inside 6" bell present and operates correctly	Yes

Inspector's Test Pipe (ITV)

Question #	Code Ref(s)	Question	Answer
17.		Was the most remote inspector's test pipe (ITV) operated and flow witnessed	Yes

Note: Buildings under city pressure only, no fire pump

Fire Department Connections

Question #	Code Ref(s)	Question	Answer
18.		Are the fire department connection(s) visible and accessible	Yes
18.1.		Check valve is not leaking	Yes
18.2.		Visible piping supplying the fire department connection is undamaged	Yes
18.3.		Piping from fire department connection to fire department connection check valve has been hydrostatically tested at 150 psi (10 bar) for at least 2 hours	Yes
19.		Do the fire department connection(s) swivels operate correctly	Yes
20.		Are the fire department connection(s) plugs or tamper covers are in place	Yes
21.		Are the fire department connection(s) gaskets are in place and not damaged	Yes
22.		Is the fire department connection ball drip valve functional?	Yes
23.		In buildings that are not fully sprinklered (e.g. - garage only) System Identification signs are in place and accurate.	Yes
24.		In high-rise buildings with multiple zones-Zone Identification signs are in place and accurate	Yes
25.		Is the fire department connection interior visibly clear of obstructions	Yes
26.		Do the fire department connection clapper(s) operates correctly	Yes

Sprinklers (Visible)

Question #	Code Ref(s)	Question	Answer
27.		Are fire sprinklers free of damage or leaks	Yes
28.		Sprinklers and concealed cover plates (if present) are free of corrosion, foreign material, or paint	Yes

29.	Are fire sprinkles installed in proper orientation	Yes
30.	Do all sprinkler have fluid in glass bulbs, if applicable	Yes
31.	Loading - sprinklers are free of accumulated dust or grease	Yes
32.	Minimum clearance maintained between sprinklers and storage	Yes
33.	Sprinklers tested or replaced due to age - per appropriate testing schedule	Yes
34.	Spare sprinkler heads - Proper number and type, including installation wrench	Yes
35.	The inspector/tester did not find any recalled devices during the visual inspection	Yes

NOTE: The technician's inspection is visual and from the floor level in accessible areas

Foam Generating Equipment (if any systems are equipped with this equipment)

Question #	Code Ref(s)	Question	Answer
36.		Has the foam generating system passed NFPA 25 requirements	N/A

Dry Sprinkler Systems

Question #	Code Ref(s)	Question	Answer
37.		Did dry pipe trip test pass NFPA 25 requirements	Yes
38.		Were the dry pipe system low point drained in accordance with NFPA 25 and the system restored to service	Yes

Hangers/Seismic Bracing

Question #	Code Ref(s)	Question	Answer
39.		Are visible hangers/seismic bracing in good condition and not damaged or loose?	N/A

Pipes and Fittings (visible)

Question #	Code Ref(s)	Question	Answer
40.		Are all visible pipes and fittings in good condition with no external corrosion	N/A
41.		Are the visible pipes or valves free of mechanical damage or leaks?	N/A
42.		Is visible piping in correct alignment	N/A
43.		Are the visible pipes free of external loads?	N/A
43.1.		Wet piping not exposed to freezing temperatures	N/A
43.2.		Assessment of the internal condition of piping was conducted (every 5 years)	Yes

LAKE POINT TOWERS CONDO 505 N LAKE SHORE DR CHICAGO, IL 60611-3427			Report Number: 4397996
<div>43.3.</div> <div>Obstruction investigation conducted if warranted by internal assessment inspection</div> <div>Yes</div>			
Main Drain Test			
Question #	Code Ref(s)	Question	Answer
44.		Are the main drain test results within 10% from the previous annual test?	N/A
44.1a.		Main drain test - if the sole purpose is through a backflow preventer or pressure-reducing valve. Static psi ____	55
44.1b.		Main drain test - if the sole purpose is through a backflow preventer or pressure-reducing valve. Residual psi ____	45
Gauges			
Question #	Code Ref(s)	Question	Answer
45.		Are all gauges in good operating condition	N/A
45.1.		Gauges - normal water pressure maintained ____ psi	n/a
46.		Are all gauges tested or replaced every 5 years	N/A
Uncommon Wet Pipe System Types			
Question #	Code Ref(s)	Question	Answer
(If any of the following systems is present - please submit a separate full inspection and test report(s) with regard to these systems)			
48.		Are there any pre-action systems, individual report per system	N/A
49.		Are there any Deluge System(s)	N/A
50.		Are there any Non-Freezing System (not to exceed 20 sprinklers)	N/A
50.1.		Antifreeze solution has been tested	N/A
51.		Are there any Foam System(s)	N/A
Inspection/Testing Conclusion			
Question #	Code Ref(s)	Question	Answer
52.		The system is free of impairments	Yes
53.		Notifications have been made to the monitoring entity, building management, and AHJ as necessary	Yes
54.		System has been restored to normal operation	Yes
Signature			
Question #	Code Ref(s)	Question	Answer
67.		Signature of Technician	
68.		Signature of Building Representative	
69.		Attach Signatures(Optional)	

Report of Inspection / Test

Annual NFPA 25 Wet System

2022-10-13

Property

Lake Pointe Tower Condo Assoc.

505 N. Lake Shore Dr.

Chicago IL 60611

Mike Brown

Print Date: 2023-05-17

Conducted by: Brad Swaw

Journeyman #1217970

MVP Fire Systems

8201 W. 183rd Street, Suite D

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708-371-1594

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Report of Inspection / Test General Questions

OWNER SECTION

Is the building occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Has the occupancy classification and hazard of contents remained the same since the last inspection?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are all fire protection systems in service?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Has the system remained in service without modification since the last inspection?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Was the system free of actuations of devices or alarms since the last inspection?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA		

FIRE DEPARTMENT CONNECTION

Is the FDC plainly visible?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Is the FDC easily accessible?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is the FDC swivels and couplings not damaged?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Are the FDC caps and plugs in place?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are the FDC gaskets in place and in good condition?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Is the FDC check valve drip free?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Is the clapper and automatic drain valve in place and properly operating?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Is the FDC identification sign(s) in place?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

SPRINKLER HEADS

Are there the proper number and type of spare sprinklers?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Are visible sprinklers in the proper position: upright, pendent, sidewall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are visible sprinklers free of corrosion and physical damage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Is there proper clearance below the sprinklers?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are visible sprinklers free of foreign materials including paint?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Is there liquid in all visible glass bulb sprinklers?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are there spare sprinklers and a sprinkler wrench?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Is the information sign attached and legible?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are all the sprinklers dated 1920 or later?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Fast response sprinklers 20 or more years old replaced or successfully sample tested within last 10 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA

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Standard response sprinklers 50 or more years old replaced or successfully sample tested within last 10 years?

☐ Yes
☐ No
☒ NA

Standard response sprinklers 75 or more years old replaced or successfully sample tested within last 5 years?

☐ Yes
☐ No
☒ NA

Dry-type sprinklers replaced or successfully sample tested within last 10 years?

☐ Yes
☐ No
☒ NA

Have sprinklers subject to harsh environments been replaced or successfully sample tested in the last 5 years?

☐ Yes
☐ No
☒ NA

PIPES

Is the visible pipe in good condition with no external corrosion?

☒ Yes
☐ No
☐ NA

Does visible pipe have no mechanical damage or leaks?

☒ Yes
☐ No
☐ NA

Does visible pipe have no external loads?

☒ Yes
☐ No
☐ NA

Are visible pipe hangers and seismic braces not damaged or loose?

☒ Yes
☐ No
☐ NA

Is the pipe through freezers free if any ice blockage?

☐ Yes
☐ No
☒ NA

Has an internal investigation of the pipe (remove a flushing connection and a sprinkler near the end of a branch line) been performed in the last 5 years? (If no conduct investigation)

☐ Yes
☐ No
☒ NA

VALVE AREA

Are the control valves (including backflow preventer isolation valves) supervised with seals in correct (open or closed) position?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals locked or is supervision in place?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals accessible?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals free from leaks?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals have appropriate wrenches?

☐ Yes
☐ No
☒ NA

Are the control valves (including backflow preventer isolation valves) supervised with seals properly identified?

☐ Yes
☐ No
☒ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision in correct (open or closed) position?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision locked or is supervision in place?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision accessible?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision free from any leaks?

☒ Yes
☐ No
☐ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision have the appropriate wrenches?

☐ Yes
☐ No
☒ NA

Are the control valves (including valves on backflow preventers) with locks or electrical supervision properly identified?

☒ Yes
☐ No
☐ NA

Are all check valves externally inspected, operating properly, and are in good condition?

☒ Yes
☐ No
☐ NA

Are the gauges on system in good condition and showing normal water supply pressure?

☒ Yes
☐ No
☐ NA

Is the hydraulic name plate (calculated systems) attached securely to the riser and legible?

☐ Yes
☐ No
☒ NA

Are Pressure reducing valves in open position and not leaking?

☐ Yes
☐ No
☒ NA

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Are Pressure reducing valves with downstream pressure per the design?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Are Pressure reducing valves in good condition including no handwheels broken?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Have the mechanical waterflow alarm devices passed tests by opening inspector's test connection/bypass connection with alarms actuating and flow observed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Do valve supervisory switches indicate movement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
The electrical waterflow alarm devices passed test by opening inspector's test connection/bypass connection with alarms actuating and flow observed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Have post indicating valves been opened until spring or torsion felt in the rod and then closed back 1/4 turn?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
All control valves operated through full range and returned to normal position?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Have pressure reducing valves passed partial flow test?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA

BACKFLOW PREVENTERS

Is relief port on RPZ device not discharging?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Have backflow devices passed forward flow test?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
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ALARMS

Are alarms and supervisory devices not damaged?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Do low temperature alarms look ok?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Is the alarm valve free from physical damage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	Is the trim in correct (open or closed) position?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Is there no leakage in the retarding chamber or drains?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA		

MAINTENANCE

If a sprinkler failed a sample test were all the sprinklers represented by that sample replaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	If sprinklers have been replaced, were they proper replacements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Were marine systems normally having fresh water drained and refilled twice if raw water got into the system?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Was heat tape inspected per the manufacturer's instructions?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
If conditions were found that required flushing, was flushing of the system conducted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Have adjusted, repaired, reconditioned, or replaced components had proper tests/inspections performed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
Was a drain test conducted after opening any closed valve?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	Operating stem of all OS&Y valves lubricated, completely closed and reopened?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA

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Sprinklers and spray nozzles protecting commercial cooking equipment and ventilating systems replaced except for bulb-type which show no signs of grease buildup?

☐ Yes

☐ No

☒ NA

Perform an obstruction investigation if any of the following were found: defective intake screen on pump supplied from open sources, obstructive material discharged during flow tests, foreign material in dry-type valves, foreign material in water during drain test or plugging of inspector's test connection, plugging of pipe or sprinklers found, failure to flush yard piping or surrounding mains following new installation or repairs, record of broken mains in the vicinity, abnormal frequent false-tripping of dry valves, system has just been returned to service after more than 1 year, there is a reason to think the system contains sodium silicate or its derivatives or highly corrosive fluxes in copper pipe, raw water was pumped into the fire department connection, pinhole leaks

☐ Yes

☐ No

☒ NA

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Report of Inspection / Test for System - SOUTH GARAGE WET RISER 1

VALVES

System	Description	Location	Valve Type	Size	Secured	Open	Easily Accessible	Signs	Exercised	# of Turns	Flow Pass	Tamper Pass
South Garage Wet Riser 1	System Control Valve	S.E. Garage	Butterfly	6 "	Not Secured	Yes	Yes	Yes	Yes		N/A	N/A

MAIN DRAIN FLOW TESTS

System	Initial Static	Residual	Static	Seconds to Return to Initial Static	Flow Observed?	Waterflow Alarm?	Are results comparable to previous test?
South Garage Wet Riser 1	55	45	55	3	Yes	N/A	Yes

INSPECTORS TEST CONNECTION

System	Time to Alarm (s)	Reported?	Smooth Orifice	Easily Accessible	Signs?	Pass?
South Garage Wet Riser 1	20	Yes	Yes	Yes	Yes	Yes

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Deficiencies - General Questions

None

Deficiencies - General Wet System Questions

None

Deficiencies - South Garage Wet Riser 1

None

Deficiencies - Inspectors Test Connection

None

Deficiencies - Valves

None

Deficiencies - Drain Valves

None

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Inspector Signature

I state that the information on this form is correct at the time and place of my inspection, and all equipment tested at this time was left in operational condition upon completion of this inspection except as noted.

Inspector Name

Brad Swaw
Journeyman #1217970

Signature



Date Completed

2022-10-13