

CUSTOMER NAME: MEMORIAL ARENA DRUMHELLER
BUILDING NAME: MEMORIAL ARENA DRUMHELLER
BUILDING ADDRESS: 20 1 Avenue West, Drumheller, AB, T0J 0Y2
CONTACT NAME: Reg Bennet
CONTACT E-MAIL: rbennett@drumheller.ca
CONTACT ROLE: Maintenance manager
CONTACT PHONE: +1 4038200233
INSPECTION TYPE: Sprinkler
FREQUENCY: Annual
WORK ORDER: 51538588
INSPECTION END DATE: 08/24/2022

INSPECTORS: Clarence Hankel
INSPECTOR LICENSE: VB 1347
ACCOUNT NAME: Johnson Controls North America
OFFICE ADDRESS: 431 manitou road se
OFFICE PHONE: 403-287-3202
OFFICE LICENSE:
TIMEZONE: MDT

SPRINKLER INSPECTION REPORT

DEVICE DEFICIENCIES

No device deficiencies in this inspection.

OTHER DEFICIENCIES

- Fire department connection on south wall of building is not visible because of shrubbery and plants. Should be made clear for fire department access
- Sprinkler system water supply backflow preventer is overdue for testing. Last tested in June 2017.
- Dry pendant sprinkler heads at 2 level are over 10 years old and a sample will need to be taken for ULC testing (26-chrome 155 quick response 12" dry pendant sprinkler heads total) 12- are missing flat style escutcheon plates

General

To be Answered with the Owner

1.	Have there been any changes in the occupancy classification, machinery or operations since the last inspection?	No
2.	Have there been any changes or repairs to the fire protection systems since the last inspection? Obstruction inspections completed	Yes
3.	If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced?	Not Applicable
4.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
5.	Date the internal pipe inspection was performed?	07/14/2021
6.	Are Special Ladders or Lifts Required to perform the 5 Year Internal Pipe Inspection? If So, please list Size and Type. (12 Foot Stepladder, 20 Foot Scissor Lift Etc...) 26 foot lift	Yes

To be Answered by the Inspector

1.	Have the sprinkler systems been extended to all areas of the building?	Yes
2.	Are all exterior openings protected against the entrance of cold air?	Yes
3.	Are the building areas protected by a wet system heated, including its blind attics and perimeter areas?	Not Applicable
4.	Date Backflow Devices Were Tested	06/08/2017
5.	Number Of Water Gauges	1
6.	Number Of Air Gauges	2
7.	Mainline Strainers Inspected and Cleaned	Not Applicable
8.	Are all Tanks, Fire Pumps, and Fire Department Connections Inspected and Tested Per NFPA 25?	No
9.	Has The Private Fire Main Been Flow Tested In The Last 5 Years?	Not Applicable
10.	Date That The Private Fire Main Been Flow Tested?	Not Answered
11.	Have the Master Pressure Regulating Devices been tested at full flow within the past year?	Not Applicable
12.	Date The Master Pressure Regulating Devices Full Flow Tests were Performed	Not Answered
13.	Has The Pressure Reducing Valves Test Been Performed In The Last 5 Years	Not Applicable
14.	Date The Pressure Reducing Valves Test Was Performed	Not Answered
15.	All Systems Restored To Normal	Yes

General

Water Supplies

1.	Type	City
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Control Valve Questions

1.	Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?	Yes
2.	Are all control valves sealed, locked, or supervised, in the appropriate open or closed position?	Yes

Alarms

1.	Did the electric alarms operate during testing?	Yes
2.	Did the supervisory alarms operate during testing?	Yes

Sprinklers - Piping

1.	Were All Sprinklers Made After 1920	Yes
2.	Standard Response Sprinklers 50 Years Or Older	No
3.	Quick Response Sprinklers 20 years or older?	No
4.	Dry Pendent Sprinklers 10 Years Or Older 28 total 12 missing escutcheon plates	Yes
5.	High Temperature Sprinklers (Greater Than 325F Or 163C) 5 Years Or Older	Not Applicable
6.	Corrosive Environment Sprinklers 5 Years Or Older	Not Applicable
7.	Are Any Extra High Temperature Solder Sprinklers Regularly Exposed To Temperatures Near 300°F	Not Applicable
8.	Do sprinklers generally appear to be free of corrosion, paint, or loading and visible obstructions?	Yes
9.	Is the buildings sprinklers inventory list located within the sprinkler spare head cabinet?	Not Applicable
10.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises? 8- upright, 2- sidewall	Yes
11.	Type of sprinkler heads	Dry pendant, Upright & Sidewall
12.	Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?	Yes
13.	Does the exposed exterior condition of piping, drain valves, check valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory? No walk through due to Covid 19.	Not Applicable
14.	Does the hand hose on the sprinkler system appear to be in satisfactory condition?	Not Applicable

Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
City Connection Control Valve	2	2	0	0
Dry System	1	1	0	0
Fire Dept. Connection	1	1	0	0
Pressure Switch	3	3	0	0
System Control Valve	1	1	0	0
Tamper Switch	3	3	0	0
Main Drain Test	1	1	0	0
Water Motor Gong	1	1	0	0

Devices

DRY SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Fire suppression room	Sprinkler/water entry area - by zamboni area & maintenance shop	Dry System	—	Clarence Hankel	08/24/2022	Passed
Make and Model							TFP DPV-1
What Size Is This Dry Pipe Valve							4"
Hydraulic Name Plate Present							Yes
Record The Coverage Area Defined On The Hydraulic Plate							181 sq/m
Record The GPM On The Hydraulic Plate							1374.6
Do dry valves appear to be protected from freezing?							Yes
Visually Inspect - Is Intermediate Chamber Free From Leakage							Yes
Are the air pressure and priming water levels normal?							Yes
Does the Air Supply operate satisfactorily?							Yes
Visually Inspect - Is Exterior Of The Valve In Good Condition And Both Gauges Operable							Yes
Visually Inspect - Are Trim Valves In Their Appropriate Open Or Closed Positions							Yes
Valve Seat Leak Tight							Yes
Trim Piping Leak Tight							Yes
System Gauges Undamaged And Reading Within Limits							Yes
Wet Gauge PSI							45
Dry Gauge PSI							43
Quantity of Auxiliary / Low Point drains drained during this inspection?							18
Priming Water At Proper Level							Yes
Partial or Full Flow Trip Test Performed							Partial
Date of Last Full Flow Dry Trip Test							10/09/2020
Results Of Trip Test							Pass
Trip Test Comparable To Previous Test							Yes
Date the internal pipe inspection was performed?							07/14/2021
Date of Gauges Replacement							07/17/2021
Date of Check Valves Internal Inspection							07/14/2021
Date of Internal Inspection of Dry Valve Strainers, Filters, And Restriction Orifices.							N/A
Notes:							
LOW POINTS (20 TOTAL): L/P - IN STORAGE CAGE BY DRY VALVE L/P - BY SW EXIT ON LEFT SIDE UNDER STANDS BY ROOM 102 D/D - BY SW EXIT IN CONCOURSE D/D - IN MENS WASHROOM AT MAIN ENTRANCE D/D - IN HEATING EQUIPMENT ROOM 106 D/D - BY NW EXIT BY ELEVATOR L/P - DRESSING ROOM #2 (LADDER REQUIRED) L/P - DRESSING ROOM #4 (LADDER REQUIRED) D/D - IN MECH ROOM L/P - IN MAINTENANCE SHOP BY ZAMBONI ROOM L/P - IN LAUNDRY ROOM (LADDER REQUIRED) L/P - IN DRESSING ROOM (LADDER REQUIRED) 3X L/P - IN PHYSIO ROOM (LADDER REQUIRED) D/D - IN DRAGONS EQUIPMENT ROOM 121 2X L/P - UNDER NE STAIRS STORAGE ROOM 128 2X L/P - BY PRESS BOX 202 (UPSTAIRS)							

Devices

MAIN DRAIN TESTS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Fire suppression room	Sprinkler header	Main Drain Test	—	Clarence Hankel	08/24/2022	Passed
Test pipe located							Sprinkler/water entry area
Size of test pipe							2"
Previous Main Drain Test Date							07/27/2021
Previous Main Drain Static Pressure							50
Previous Main Drain Residual Pressure							46
Static supply pressure							50 psi.
Residual Pressure							46 psi.
Time to return to normal system pressure							Instant
Static supply pressure after completion of test							50 psi.
Main Drain PSI Comparable to previous?							Yes
Main drain opened & free of obstruction discoloration?							Yes

FIRE DEPARTMENT CONNECTIONS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Fire suppression room	Fire Department Connection	Fire Dept. Connection	—	Clarence Hankel	08/24/2022	Passed
Is FDC Visible / Accessible?							No
* South of building obstructed by shrubs and plants							
Are Couplings / Swivels / Plugs / Caps in place?							Yes
Identification Signs In Place							Yes
Check Valve Not Leaking / Gaskets In Good Condition / Ball Drip and Clapper in Place and Operating Properly							Yes
FDC Hydrostatic Test Date							07/10/2021
FDC Check Valves Internal Inspection Date							07/14/2021

CONTROL VALVES AGG								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Fire suppression room	DCVA discharge	M1-6	City Connection Control Valve	—	Clarence Hankel	08/24/2022	Passed
Type and Size								4" OS&Y
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes

Devices

CONTROL VALVES AGG

#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
2	Fire suppression room	DCVA supply	M1-5	City Connection Control Valve	—	Clarence Hankel	08/24/2022	Passed
Type and Size								4" OS&Y
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes
3	Fire suppression room	Dry sprinkler system supply	M1-7	System Control Valve	—	Clarence Hankel	08/24/2022	Passed
Type and Size								4" GOBV
Easily Accessible?								Yes
Signs?								Yes
Valve in the Appropriate Open or Closed Position?								Yes
Sealed, Locked, and/or Supervised								Supervised
Free from External Leaks?								Yes
Control Valve Fully Exercised?								Yes

WATER MOTOR GONG

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Fire suppression room	Water motor gong	Water Motor Gong	—	Clarence Hankel	08/24/2022	Passed
Water Motor Alarm Test Valve Closed?							Yes
Water Motor Alarm Leak Tight?							Yes
Visual Inspection - Is Water Motor Alarm Free of Damage?							Yes
Open Test Connection / Bypass - Did Water Motor Alarm Activate the Alarm?							Yes
Is exterior alarm operational?							Yes

TAMPER SWITCHES

#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Fire suppression room	DCVA discharge valve	M1-6	Tamper Switch	—	Clarence Hankel	08/24/2022	Passed
Quarterly Visual Inspection - Is tamper switch free of damage with its electrical connections secure?								Yes
2	Fire suppression room	DCVA supply valve	M1-5	Tamper Switch	—	Clarence Hankel	08/24/2022	Passed
Quarterly Visual Inspection - Is tamper switch free of damage with its electrical connections secure?								Yes
3	Fire suppression room	Dry sprinkler system supply	M1-7	Tamper Switch	—	Clarence Hankel	08/24/2022	Passed
Quarterly Visual Inspection - Is tamper switch free of damage with its electrical connections secure?								Yes

Devices

SUPERVISORY POINTS								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Fire suppression room	Dry sprinkler system compressor	N/A	Pressure Switch	—	Clarence Hankel	08/24/2022	Passed
Quarterly Visual Inspection - Is this Supervisory Device free of damage with its electrical connections secure?								Yes
2	Fire suppression room	Dry sprinkler system low air pressure	M1-8	Pressure Switch	—	Clarence Hankel	08/24/2022	Passed
Quarterly Visual Inspection - Is this Supervisory Device free of damage with its electrical connections secure?								Yes
3	Fire suppression room	Dry sprinkler system pressure flow	M1-4	Pressure Switch	—	Clarence Hankel	08/24/2022	Passed
Quarterly Visual Inspection - Is this Supervisory Device free of damage with its electrical connections secure?								Yes

Recommendations

1.	The inspector suggests the following necessary improvements. These suggestions are not the result of an engineering survey and do not reflect conditions above ceilings or in concealed spaces.	Not Applicable
2.	Adjustments or corrections made.	Not Applicable
3.	List changes in occupancy, hazard or fire protection system, as advised by customer.	Not Applicable
4.	Inspection deficiencies and suggested improvements were discussed with the customer/customer representative.	Not Applicable

Inspector Signature _____		Inspector Name _____ Clarence Hankel	Date _____	08/24/2022
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Terms And Conditions

1. **Limitation of Liability; Limitations Of Remedy.** It is understood and agreed by the Customer that Company is not an insurer and that insurance coverage, if any, shall be obtained by the Customer and that amounts payable to Company hereunder are based upon the value of the services and the scope of liability set forth in this agreement and are unrelated to the value of the Customer's property and the property of others located on the premises. Customer agrees to look exclusively to the Customer's insurer to recover for injuries or damage in the event of any loss or injury and that Customer releases and waives all right of recovery against Company arising by way of subrogation. Company makes no guaranty or Warranty, including any implied warranty of merchantability or fitness for a particular purpose that equipment or services supplied by Company will detect or avert occurrences or the consequences there from that the equipment or service was designed to detect or avert.
It is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure on the part of Company to perform any of its obligations under this agreement. Accordingly, Customer agrees that, Company shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences therefrom, which the equipment or service was designed to detect or avert. Should Company be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Company's liability shall be limited to an amount equal to the agreement price (as increased by the price for any additional work) or where the time and material payment term is selected, Customer's time and material payments to Company. Where this agreement covers multiple sites, liability shall be limited to the amount of the payments allocable to the site where the incident occurred. Such sum shall be complete and exclusive. If Customer desires Company to assume greater liability, the parties shall amend this agreement by attaching a rider setting forth the amount of additional liability and the additional amount payable by the Customer for the assumption by Company of such greater liability, provided however that such rider shall in no way be interpreted to hold Company as an insurer. IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGE, LOSS, INJURY, OR ANY OTHER CLAIM ARISING FROM ANY SERVICING, ALTERATIONS, MODIFICATIONS, CHANGES, OR MOVEMENTS OF THE COVERED SYSTEM(S) OR ANY OF ITS COMPONENT PARTS BY THE CUSTOMER OR ANY THIRD PARTY. COMPANY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO DAMAGES ARISING FROM THE USE, LOSS OF THE USE, PERFORMANCE, OR FAILURE OF THE COVERED SYSTEM(S) TO PERFORM. The limitations of liability set forth in this agreement shall inure to the benefit of all parents, subsidiaries and affiliates of Company, whether direct or indirect, Company's employees, agents, officers and directors.
2. **Limited Warranty.** COMPANY WARRANTS THAT ITS WORKMANSHIP AND MATERIAL FURNISHED UNDER THIS AGREEMENT WILL BE FREE FROM DEFECTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF FURNISHING. Where Company provides product or equipment of others, Company will warrant the product or equipment only to the extent warranted by such third party. EXCEPT AS EXPRESSLY SET FORTH HEREIN, COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPORTED HEREUNDER. COMPANY MAKES NO WARRANTY OR REPRESENTATION, AND UNDERTAKES NO OBLIGATION TO ENSURE BY THE SERVICES PERFORMED UNDER THIS AGREEMENT, THAT COMPANY'S PRODUCTS OR THE SYSTEMS OR EQUIPMENT OF THE CUSTOMER WILL CORRECTLY HANDLE THE PROCESSING OF CALENDAR DATES BEFORE OR AFTER DECEMBER 31, 1999.
3. **Indemnity.** Customer agrees to indemnify, hold harmless and defend Company against any and all losses, damages, costs, including expert fees and costs, and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Company of the existence of said hazardous conditions, arising in any way from any act or omission of Customer or Company relating in any way to this agreement, including but not limited to the Services under this agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise. Company reserves the right to select counsel to represent it in any such action.
4. **Hazardous Materials.** Customer represents that, except to the extent that Company has been given written notice of the following hazards prior to the execution of this agreement, to the best of Customer's knowledge there is no:
 - a. "permit confined space," as defined by OSHA, or space in which work must be performed that, because of its construction, location, contents or work activity therein, accumulation of a hazardous gas, vapour, dust or fume or the creation of a risk of infectious disease
 - b. need for air monitoring, respiratory protection, or other medical risk
 - c. asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building
 - d. All of the above are hereinafter referred to as "Hazardous Conditions". Company shall have the right to rely on the representations listed above. If hazardous conditions are encountered by Company during the course of Company's work, the discovery of such conditions shall constitute an event beyond Company's control and Company shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Company. This agreement does not provide for the cost of capture, containment or disposal of any hazardous waste materials, or hazardous materials, encountered in any of the Covered System(s) and/or during performance of the Services. Said materials shall at all times remain the responsibility and property of Customer. Company shall not be responsible for the testing, removal or disposal of such hazardous materials.
5. **Equipment Disconnections.** This represents Company's notice to you that the system(s)/device(s) listed on the face of this agreement as temporarily or permanently disconnected are no longer in service and, thus, cannot detect, perform and/or report
6. **General.** Unless otherwise specified, work shall be performed during company's regular business hours,, exclusive of Saturdays, Sundays and Company holidays. All work is subject to review and rebilling in accordance with the terms and conditions of Customer's agreement/contract with Company, if one is in effect. Company shall not be responsible for failure to render services due to causes beyond its control, including but not limited to material shortages, work stoppages, fires, civil disobedience or unrest, severe weather, fire or any other cause beyond the control of Company. Customer is aware that the Limitation of Liability and other provisions set forth in any existing agreement/contract, if one is in effect, or set forth above, apply to services performed and materials supplied. The terms of this agreement shall govern notwithstanding any inconsistent or additional terms and conditions in any purchase order or other document submitted by Customer.

DEVICE NOTE IMAGE APPENDICES