Dry-pipe sprinkler systems

Owner observations of air supply, heating and visible condition

PROPERTY / SITE ADDRESS

PROVINCE: AB / BC ASSET / AREA ID

COMPLETED BY / ROLE

DATE / TIME

FOURPOINT RECOMMENDED OWNER ROUTINE
Recommended owner routine: weekly, before winter and after system use or power/heating failure. During freezing weather, observe heating/status daily. Follow more frequent site duties; this is not the required technical service schedule.

Tick one: Observed = no concern noted; Follow up = concern / not assessed; N/A = not applicable. Visual only; does not prove operation.

OWNER OBSERVATION / HOUSEKEEPING	Observed	Follow up	N/A
01 Confirm the dry-valve/system ID and site contact; keep the valve enclosure and equipment access clear.	☐	☐	☐
02 If assigned and trained, read air/nitrogen and water gauges without adjusting them; compare with site-posted ranges.	☐	☐	☐
03 Note a low-air, supervisory or trouble indication. Report promptly; do not acknowledge, silence or reset it.	☐	☐	☐
04 Report unusual compressor cycling, continuous running, hissing or an air/nitrogen supply fault; do not adjust controls.	☐	☐	☐
05 Look for heating failure, open doors, frost, ice or leakage around the dry-valve enclosure and accessible wet portions.	☐	☐	☐
06 From safe access, note visibly damaged, painted, leaking or obstructed sprinklers and visible pipe/support damage.	☐	☐	☐
07 Check that a qualified condensate/auxiliary-drain plan is recorded for before freezing, after system use and as needed.	☐	☐	☐

Air/N2: _____ Water: _____ Units: PSI / kPa Posted ranges: _____

FINDINGS / LOCATION / PHOTO REFERENCE / PERSON NOTIFIED

Follow-up owner: _____ Target date: _____ Next owner round: _____

QUALIFIED WORK / LIMITS: Leave auxiliary/drum-drip draining, trip/flow tests, valve resets, air-pressure adjustments and repairs to qualified personnel. Dry piping can trap water and freeze. Never open drains or valves, thaw piping or disable the system as an owner check.

ACT PROMPTLY: Report suspected impairment to the site fire-safety contact and qualified provider; follow the site impairment plan. Fire or immediate danger: follow the emergency plan and call 911.

NFSA cold-weather guidance; Viking dry-system resources; AB / BC code sources. See the guide.