

TITLE: SPRINKLER ASSEMBLY

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: Part of the fire protection (sprinkler) system that discharges water when activated once reaching a certain (pre-determined) temperature.

PURPOSE: Help control the spread of fire.

NAME VARIANTS: Sprinkler system; Water sprinkler; Fire sprinkler

COMMON MATERIALS: Metal

COMMON COMPONENTS: Head; Valve; Deflector; Escutcheon; Sprinkler head cover

LOCATION:

<input checked="" type="checkbox"/>	Unit	Bedrooms, living rooms, dining rooms, closets, kitchens, hallways, stairwells
<input checked="" type="checkbox"/>	Inside	Living rooms, dining rooms, closets, kitchens, hallways, stairwells, common areas
<input checked="" type="checkbox"/>	Outside	Covered decks, patios

MORE INFORMATION: None

DEFICIENCY 1: Sprinkler head assembly is obstructed by items or objects within 18 inches of the sprinkler head

LOCATION: Unit Inside Outside

DEFICIENCY 2: Paint or foreign material on sprinkler head assembly

LOCATION: Unit Inside Outside

DEFICIENCY 3: Sprinkler head escutcheon missing

LOCATION: Unit Inside Outside

DEFICIENCY 4: Concealed sprinkler cover plate assembly is missing

LOCATION: Unit Inside Outside

DEFICIENCY 1 — UNIT: SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY ITEMS OR OBJECTS WITHIN 18 INCHES OF THE SPRINKLER HEAD

DEFICIENCY CRITERIA: Sprinkler head assembly is obstructed by item, object, or encasement within 18 inches of the sprinkler head.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If sprinkler head assembly is blocked, then this may increase stress levels if resident is aware their safety is compromised.
R2	Safety	Indirect	Resident could be injured because of this condition.	If sprinkler head assembly is blocked, and there is a fire, then probability of harm to resident may be increased.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If sprinkler head assembly is blocked, then resident may be unable to utilize a feature that is expected to be provided and maintained as part of their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If sprinkler head assembly is blocked, then it should be identified through regular maintenance activities and its presence may indicate self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If sprinkler head assembly is blocked, then it should be addressed by the property's preventative maintenance plan and the presence of this defect may indicate that preventative maintenance activities are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at sprinkler assembly and the surrounding area for any obstruction or encasement.
 - Determine if items have been stored or stacked around the sprinkler head or if alterations have been made that impede the sprinkler head assembly.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If present, measure distance from the obstruction or encasement to the sprinkler head.
- More Information:**
- None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY I — INSIDE: SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY ITEMS OR OBJECTS WITHIN 18 INCHES OF THE SPRINKLER HEAD

DEFICIENCY CRITERIA: Sprinkler head assembly is obstructed by item, object, or encasement within 18 inches of the sprinkler head.

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CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

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INSPECTION PROCESS:

- OBSERVATION:**
- Look at sprinkler assembly and the surrounding area for any obstruction or encasement.
 - Determine if items have been stored or stacked around the sprinkler head or if alterations have been made that impede the sprinkler head assembly.
- REQUEST FOR HELP:** - None
- ACTION:** - If present, measure distance from the obstruction or encasement to the sprinkler head.
- More Information:** - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY I — OUTSIDE: SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY ITEMS OR OBJECTS WITHIN 18 INCHES OF THE SPRINKLER HEAD

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CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

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- OBSERVATION:**
- Look at sprinkler assembly and the surrounding area for any obstruction or encasement.
 - Determine if items have been stored or stacked around the sprinkler head or if alterations have been made that impede the sprinkler head assembly.
- REQUEST FOR HELP:** - None
- ACTION:** - If present, measure distance from the obstruction or encasement to the sprinkler head.
- More Information:** - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 2 — UNIT: PAINT OR FOREIGN MATERIAL ON SPRINKLER HEAD ASSEMBLY

DEFICIENCY CRITERIA: There is paint or a foreign material on the sprinkler assembly.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If paint or foreign material is present on sprinkler head assembly, then this may increase stress levels if resident is aware their safety is compromised.
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INSPECTION PROCESS:

OBSERVATION:

- Look at sprinkler head assembly and determine if there is paint or foreign material present.
- Look for accumulation of dust on the head assembly.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - Escutcheon as part of the assembly is excluded from this deficiency.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: PAINT OR FOREIGN MATERIAL ON SPRINKLER HEAD ASSEMBLY

DEFICIENCY CRITERIA: There is paint or a foreign material on the sprinkler assembly.

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INSPECTION PROCESS:

- OBSERVATION:**
- Look at sprinkler head assembly and determine if there is paint or foreign material present.
 - Look for accumulation of dust on the head assembly.
- REQUEST FOR HELP:** - None
- ACTION:** - None

More Information: - Escutcheon as part of the assembly is excluded from this deficiency.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: PAINT OR FOREIGN MATERIAL ON SPRINKLER HEAD ASSEMBLY

DEFICIENCY CRITERIA: There is paint or a foreign material on the sprinkler assembly.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

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- REQUEST FOR HELP:** - None
- ACTION:** - None

More Information: - Escutcheon as part of the assembly is excluded from this deficiency.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — UNIT: SPRINKLER HEAD ESCUTCHEON MISSING

DEFICIENCY CRITERIA: Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

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INSPECTION PROCESS:

OBSERVATION: - Observe that the sprinkler head escutcheon is installed on the sprinkler head.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - May need to observe the surrounding sprinklers for comparison to ensure that system has a escutcheon rings. Not all systems will have escutcheon rings.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — INSIDE: SPRINKLER HEAD ESCUTCHEON MISSING

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INSPECTION PROCESS:

OBSERVATION: - Observe that the sprinkler head escutcheon is installed on the sprinkler head.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - May need to observe the surrounding sprinklers for comparison to ensure that system has a escutcheon rings. Not all systems will have escutcheon rings.



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — OUTSIDE: SPRINKLER HEAD ESCUTCHEON MISSING

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INSPECTION PROCESS:

OBSERVATION: - Observe that the sprinkler head escutcheon is installed on the sprinkler head.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - May need to observe the surrounding sprinklers for comparison to ensure that system has a escutcheon rings. Not all systems will have escutcheon rings.



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — UNIT: CONCEALED SPRINKLER COVER PLATE ASSEMBLY IS MISSING

DEFICIENCY CRITERIA: Concealed sprinkler cover plate assembly is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If concealed sprinkler cover plate assembly is missing, then this may increase stress levels if resident is aware their safety is compromised.
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INSPECTION PROCESS:

OBSERVATION: - Inspect to ensure concealed sprinkler cover plate assembly is present.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - May need to observe the surrounding sprinklers for comparison to ensure that system has a cover plates. Not all systems will have cover plates.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — INSIDE: CONCEALED SPRINKLER COVER PLATE ASSEMBLY IS MISSING

DEFICIENCY CRITERIA: Concealed sprinkler cover plate assembly is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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INSPECTION PROCESS:

OBSERVATION: - Inspect to ensure concealed sprinkler cover plate assembly is present.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - May need to observe the surrounding sprinklers for comparison to ensure that system has a cover plates. Not all systems will have cover plates.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — OUTSIDE: CONCEALED SPRINKLER COVER PLATE ASSEMBLY IS MISSING

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INSPECTION PROCESS:

OBSERVATION: - Inspect to ensure concealed sprinkler cover plate assembly is present.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - May need to observe the surrounding sprinklers for comparison to ensure that system has a cover plates. Not all systems will have cover plates.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: SPRINKLER ASSEMBLY
VERSION: VI.3
DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”		

Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 3	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 4	Added by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		