

TITLE: SPRINKLER ASSEMBLY

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: Part of the fire protection (sprinkler) system that discharges water when activated once reaching a certain (predetermined) 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 an item, object, or encasement within 18 inches of the sprinkler head.

LOCATION: Unit Inside Outside

DEFICIENCY 2: Paint or foreign material on the sprinkler head assembly.

LOCATION: Unit Inside Outside

DEFICIENCY 3: Sprinkler head escutcheon is missing.

LOCATION: Unit Inside Outside

DEFICIENCY 4: Concealed sprinkler cover plate assembly is missing.

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY AN ITEM, OBJECT, OR ENCASEMENT 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: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If a sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head, then the coverage area of the sprinkler may be limited. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.
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.	Property management would be expected to ensure that staff members understand how to identify a sprinkler head assembly that is obstructed by an item, object, or encasement within 18 inches of the sprinkler head. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.

INSPECTION PROCESS:

OBSERVATION:

- Look at the 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 the 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 AN ITEM, OBJECT, OR ENCASEMENT 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: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

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RATIONALE:

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INSPECTION PROCESS:

OBSERVATION:

- Look at the 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 the 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 AN ITEM, OBJECT, OR ENCASEMENT 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: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

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INSPECTION PROCESS:

OBSERVATION:

- Look at the 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 the 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 THE SPRINKLER HEAD ASSEMBLY.

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

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

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RATIONALE:

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INSPECTION PROCESS:

OBSERVATION:

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

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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

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

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

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RATIONALE:

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INSPECTION PROCESS:

OBSERVATION:

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

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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

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

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

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REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — UNIT: SPRINKLER HEAD ESCUTCHEON IS 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: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

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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: - Not all systems will have escutcheon rings. May need to observe the surrounding sprinklers for comparison to verify if the system has escutcheon rings.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — INSIDE: SPRINKLER HEAD ESCUTCHEON IS MISSING.

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

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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: - Not all systems will have escutcheon rings. May need to observe the surrounding sprinklers for comparison to verify if the system has escutcheon rings.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — OUTSIDE: SPRINKLER HEAD ESCUTCHEON IS 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: - Not all systems will have escutcheon rings. May need to observe the surrounding sprinklers for comparison to verify if the system has escutcheon rings.

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: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If a concealed sprinkler cover plate assembly is missing, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.
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.	Property management would be expected to ensure that staff members understand how to identify if a concealed sprinkler cover plate assembly is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

OBSERVATION: - Visually inspect to verify if a concealed sprinkler cover plate assembly is missing.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - Not all systems will have cover plates. May need to observe the surrounding sprinklers for comparison to verify if the system has 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).

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

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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.	Property management would be expected to ensure that staff members understand how to identify if a concealed sprinkler cover plate assembly is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

OBSERVATION: - Visually inspect to verify if a concealed sprinkler cover plate assembly is missing.

REQUEST FOR HELP: - None

ACTION: - None

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — OUTSIDE: 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: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

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INSPECTION PROCESS:

OBSERVATION: - Visually inspect to verify if a concealed sprinkler cover plate assembly is missing.

REQUEST FOR HELP: - None

ACTION: - None

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: SPRINKLER ASSEMBLY

VERSION: V2.1

DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
Deficiency 1		V2.1	2020-04-02
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
HCV – Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Deficiency 2		V2.1	2020-04-02
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
HCV – Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit, Inside, & Outside: Revised More Information		
Deficiency 3		V2.1	2020-04-02
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
HCV – Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Deficiency 4		V2.1	2020-04-02
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Correction Timeframe	Unit, Inside, & Outside: Revised time frame		

HCV – Correction Timeframe	Unit, Inside, & Outside: Revised time frame		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit, Inside, & Outside: Revised Observation		
Deficiency 1		V2.0	2020-10-28
Title	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as “Fail”		
Rationale	Copyedits		
Deficiency 2		V2.0	2020-10-28
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as “Fail”		
Rationale	Copyedits		
Deficiency 3		V2.0	2020-10-28
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as “Fail”		
Rationale	Copyedits		
Deficiency 4		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as “Fail”		
Rationale	Copyedits		
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