

**TITLE:** SPRINKLER ASSEMBLY  
**VERSION:** V2.2  
**DATE PUBLISHED:** 06/23/22

**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.

**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.

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

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**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

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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

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**DEFICIENCY I — INSIDE:** SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY AN ITEM, OBJECT, OR ENCASEMENT WITHIN 18 INCHES OF THE SPRINKLER HEAD.

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**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:**

- 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

**DEFICIENCY I — OUTSIDE:** SPRINKLER HEAD ASSEMBLY IS OBSTRUCTED BY AN ITEM, OBJECT, OR ENCASEMENT WITHIN 18 INCHES OF THE SPRINKLER HEAD.

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

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**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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**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

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

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

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**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

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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

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- Look for accumulation of dust on the head assembly.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**MORE INFORMATION:** - None

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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

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DEFICIENCY 3 — UNIT: SPRINKLER HEAD ESCUTCHEON IS MISSING.

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

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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

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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.

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CORRECTION TIMEFRAME:            24 hours

HCV PASS / FAIL:                    Fail

HCV CORRECTION TIMEFRAME:        24 hours

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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.

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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.

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

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**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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**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

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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.

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**CORRECTION TIMEFRAME:** 24 hours

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 24 hours

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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.

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**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.

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**SUMMARY OF CHANGES**

**TITLE:** SPRINKLER ASSEMBLY

**VERSION:** V2.2

**DATE PUBLISHED:** 06/23/22

FIELD	CHANGE	VERSION	DATE
----	<b>Abbreviated published version</b>	<b>V2.2</b>	<b>2022-06-23</b>
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
<b>Deficiency 1</b>		<b>V2.1</b>	<b>2020-04-02</b>
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		
<b>Deficiency 2</b>		<b>V2.1</b>	<b>2020-04-02</b>
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		
<b>Deficiency 3</b>		<b>V2.1</b>	<b>2020-04-02</b>
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		
<b>Deficiency 4</b>		<b>V2.1</b>	<b>2020-04-02</b>
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		
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as “Fail”		
Rationale	Copyedits		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as “Fail”		
Rationale	Copyedits		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as “Fail”		
Rationale	Copyedits		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>

Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 2</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		



<b>Deficiency 3</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 4</b>	<b>Added by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		