

## Sprinkler Assembly

Definition: A device that detects extreme heat and discharges water for the purposes of extinguishing and controlling the spread of fire.

Name sprinkler system, water sprinkler, fire sprinkler  
Variants:

Most metal  
Common  
Materials:

Most head, pipe, valve, deflector, escutcheon (base plate)  
Common  
Components:

## Location and Inspection of Sprinkler Assembly

Abilities or Knowledge Needed:	- Visual acuity for location & inspection
	- Mobility for access to all areas of the property
	- Understanding of item's components

Tools for Location & Inspection	Useful:	n/a
	Required:	flashlight

Common Locations:	Unit/Inside:	bedrooms, living rooms, dining rooms, closets, kitchens, hallways, stairwells, common areas
	Outside:	covered decks, patios

How to Locate:	Visual Observation:	Look in common locations at high points on the ceiling and walls.
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Possible Deficiencies:	Deficiency 1:	Sprinkler assembly is blocked.
	Deficiency 2:	Sprinkler assembly is covered in paint or foreign material.
	Deficiency 3:	Escutcheon is missing.

## Deficiency 1: Sprinkler assembly is blocked

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of harm to residents by fire and smoke to due to sprinkler not performing optimally. Increases stress of residents if aware their safety is compromised to due to a blocked sprinkler.
	Operability:	Prevents proper use of sprinkler assembly.
Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	Visual Observation:	Look at sprinkler assembly and the surrounding area to determine if sprinkler assembly is blocked by any object or material that would prevent the sprinkler assembly from dispensing water into the area as designed.
Record deficiency if:	sprinkler assembly is blocked.	

**Deficiency 2: Sprinkler assembly is covered in paint or foreign material**

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of harm to residents by fire and smoke to due to sprinkler not performing optimally. Increases stress of residents if aware their safety is compromised to due to a blocked sprinkler.
	Operability:	Prevents proper use of sprinkler assembly.
Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	Visual Observation:	Look at sprinkler assembly and the surrounding area to determine if sprinkler assembly is covered by paint or a foreign material that would prevent the sprinkler assembly from dispensing water into the area as designed.
Record deficiency if:	there is paint or a foreign material on the sprinkler assembly.	

## Deficiency 3: Escutcheon is Missing

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of harm to residents by fire and smoke to due to sprinkler not performing optimally.
Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	Visual Observation:	Look at sprinkler assembly where the base of the head meets the wall or ceiling.
Record deficiency if:	there is a missing escutcheon.	