

TWO YEAR PREVENTATIVE MAINTENANCE ACTIVITIES

	Two Years
Examine fire dampers for rust and blockage, NFPA 90A, 2012 edition Annex B2.2	
Inspect boilers and water heaters over 200,000 btu/hr input	

THREE YEAR PREVENTATIVE MAINTENANCE ACTIVITIES

	Three Years
Inspect temperature and pressure relief valves on water heaters.	
Test battery and 110 volt smoke detectors, NFPA 72, 2010 edition 10.4.4	
Test carbon monoxide detection system, NFPA 720, 2012 edition 8.4.3	
Conduct 3 yr full trip test (dry pipe sprinkler system only) , NFPA 25, 2011 edition 13.4.4.2.2.2	

FOUR YEAR PREVENTATIVE MAINTENANCE ACTIVITIES

	Four Years
4yr Replace fusible links on fire dampers, NFPA 105, 2010 edition 6.5.2 (6yr for Hospitals)	
4yr Operate all dampers to verify they close, NFPA 105, 2010 edition 6.5.2	

02/07/18

Ensure power is disconnected from equipment prior to inspection and service.

This list is for example only and shall not be construed as encompassing all required preventative maintenance activities.

FIVE YEAR PREVENTATIVE MAINTENANCE ACTIVITIES

	Five Years
Conduct a calibration test for sensitivity on all smoke detectors, NFPA 72, 2010 edition 14.4.5.3.3	
Replace or test automatic sprinkler gauges, NFPA 25, 2011 table 5.1.1.2	
Conduct a flow test on the automatic sprinkler system, NFPA 25, 2011 table 5.1.1.2	
Internally inspect check valves on automatic sprinkler system, NFPA 25, 2011 table 5.1.1.2	
Conduct internal obstruction inspection, NFPA 25, 2011 edition 14.2	
Inspect anticorrosion anode rod and replace as required	

SIX YEAR PREVENTATIVE MAINTENANCE ACTIVITIES

	Six Years
Perform internal examination on all fire extinguishers, NFPA 10, 2010 edition 7.3.1.2.1	

TEN YEAR PREVENTATIVE MAINTENANCE ACTIVITIES

	Ten Years
Replace battery and 110 volt single station smoke detectors from the date on manufacture, NFPA 72, 2010 edition 14.4.8.1	
Check water heater and replace if needed.	
Test dry type sprinkler heads, NFPA 25, 2011 edition 5.3.1.1.1.6	

02/07/18

Ensure power is disconnected from equipment prior to inspection and service.

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TWELVE YEAR PREVENTATIVE MAINTENANCE ACTIVITIES

	Twelve Years
Perform hydrostatic test on all fire extinguishers, NFPA 10, 2010 table 8.3.1	

02/07/18

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