

TITLE: SPRINKLER ASSEMBLY
VERSION: V3.0
DATE PUBLISHED: 06/20/23

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: If a leak is present, evaluate the deficiency under the Leak – Water standard.

DEFICIENCY 1: Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.

LOCATION: Unit Inside Outside

DEFICIENCY 2: Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.

LOCATION: Unit Inside Outside

DEFICIENCY 3: Sprinkler assembly has evidence of corrosion.

LOCATION: Unit Inside Outside

DEFICIENCY 4: Sprinkler assembly has evidence of foreign material that is detrimental to performance.

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: SPRINKLER HEAD ASSEMBLY IS ENCASED OR OBSTRUCTED BY AN ITEM OR OBJECT THAT IS WITHIN 18 INCHES OF THE SPRINKLER HEAD.

DEFICIENCY CRITERIA: Sprinkler head assembly is encased or obstructed by an item or object that is 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

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:**
- Some sprinkler heads may not have 18" clearance due to features within the built environment (e.g., closet, wall mounted kitchen cabinets, permanently installed light fixture, exit sign) and should not be considered a deficiency under this Standard.
 - A parked vehicle within 18" of the sprinkler assembly should not be considered a deficiency under this Standard.
 - Examples of encasements may include, but are not limited to:
 - Painter's tape
 - Plastic bag
 - Examples of obstructions may include, but are not limited to:
 - Furniture
 - Shelves
 - Stacked materials

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

DEFICIENCY CRITERIA: Sprinkler head assembly is encased or obstructed by an item or object that is 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

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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:**
- Some sprinkler heads may not have 18" clearance due to features within the built environment (e.g., closet, wall mounted kitchen cabinets, permanently installed light fixture, exit sign) and should not be considered a deficiency under this Standard.
 - A parked vehicle within 18" of the sprinkler assembly should not be considered a deficiency under this Standard.
 - Examples of encasements may include, but are not limited to:
 - Painter's tape
 - Plastic bag
 - Examples of obstructions may include, but are not limited to:
 - Furniture
 - Shelves
 - Stacked materials

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

DEFICIENCY CRITERIA: Sprinkler head assembly is encased or obstructed by an item or object that is 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

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:

- Some sprinkler heads may not have 18" clearance due to features within the built environment (e.g., closet, permanently installed light fixture, exit sign) and should not be considered a deficiency under this Standard.
- A parked vehicle within 18" of the sprinkler assembly should not be considered a deficiency under this Standard.
- Examples of encasements may include, but are not limited to:
 - Painter's tape
 - Plastic bag
- Examples of obstructions may include, but are not limited to:
 - Furniture
 - Shelves
 - Stacked materials

DEFICIENCY 2 — UNIT: SPRINKLER ASSEMBLY COMPONENT IS DAMAGED, INOPERABLE, OR MISSING AND IT IS DETRIMENTAL TO PERFORMANCE.

DEFICIENCY CRITERIA: Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.

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

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the sprinkler assembly and its components to identify any damage or evidence of prior installation.
 - Determine if there are any conditions present that may be detrimental to the performance of the sprinkler assembly.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:**
- For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of conditions that may be detrimental to performance may include, but are not limited to:
 - Physical damage
 - Glass bulb has lost fluid
 - Concealed sprinkler cover plate is caulked or glued to ceiling
 - Missing sprinkler head escutcheon

DEFICIENCY 2 — INSIDE: **SPRINKLER ASSEMBLY COMPONENT IS DAMAGED, INOPERABLE, OR MISSING AND IT IS DETRIMENTAL TO PERFORMANCE.**

DEFICIENCY CRITERIA: Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.

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

INSPECTION PROCESS:

- OBSERVATION:** - Look at the sprinkler assembly and its components to identify any damage or evidence of prior installation.
 - Determine if there are any conditions present that may be detrimental to the performance of the sprinkler assembly.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of conditions that may be detrimental to performance may include, but are not limited to:
- Physical damage
 - Glass bulb has lost fluid
 - Concealed sprinkler cover plate is caulked or glued to ceiling
 - Missing sprinkler head escutcheon

DEFICIENCY 2 — OUTSIDE: SPRINKLER ASSEMBLY COMPONENT IS DAMAGED, INOPERABLE, OR MISSING AND IT IS DETRIMENTAL TO PERFORMANCE.

DEFICIENCY CRITERIA: Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.

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

INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler assembly and its components to identify any damage or evidence of prior installation.
- Determine if there are any conditions present that may be detrimental to the performance of the sprinkler assembly.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
- Examples of conditions that may be detrimental to performance may include, but are not limited to:

- Physical damage
- Glass bulb has lost fluid
- Concealed sprinkler cover plate is caulked or glued to ceiling
- Missing sprinkler head escutcheon

DEFICIENCY 3 — UNIT: SPRINKLER ASSEMBLY HAS EVIDENCE OF CORROSION.

DEFICIENCY CRITERIA: Sprinkler assembly has evidence of corrosion.

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

INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler assembly and its components to identify any evidence of corrosion.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 3 — INSIDE: SPRINKLER ASSEMBLY HAS EVIDENCE OF CORROSION.

DEFICIENCY CRITERIA: Sprinkler assembly has evidence of corrosion.

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

INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler assembly and its components to identify any evidence of corrosion.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 3 — OUTSIDE: SPRINKLER ASSEMBLY HAS EVIDENCE OF CORROSION.

DEFICIENCY CRITERIA: Sprinkler assembly has evidence of corrosion.

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

INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler assembly and its components to identify any evidence of corrosion.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 4 — UNIT: SPRINKLER ASSEMBLY HAS EVIDENCE OF FOREIGN MATERIAL THAT IS DETRIMENTAL TO PERFORMANCE.

DEFICIENCY CRITERIA: Foreign material covers 75% or more of the sprinkler assembly.
 OR
 Foreign material covers 75% or more of the glass bulb.

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

INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler assembly to identify if any foreign material is present.
 - Look at the glass bulb to identify if any foreign material is present.

REQUEST FOR HELP: - None

ACTION: - If foreign material is present, determine if it covers 75% or more of the sprinkler assembly or 75% or more of the glass bulb.

More Information: - For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of foreign material that may be detrimental to performance may include, but are not limited to:
 - Loading / dust
 - Paint

DEFICIENCY 4 — INSIDE: SPRINKLER ASSEMBLY HAS EVIDENCE OF FOREIGN MATERIAL THAT IS DETRIMENTAL TO PERFORMANCE.

DEFICIENCY CRITERIA: Foreign material covers 75% or more of the sprinkler assembly.
 OR
 Foreign material covers 75% or more of the glass bulb.

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

INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler assembly to identify if any foreign material is present.
 - Look at the glass bulb to identify if any foreign material is present.

REQUEST FOR HELP: - None

ACTION: - If foreign material is present, determine if it covers 75% or more of the sprinkler assembly or 75% or more of the glass bulb.

More Information: - For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of foreign material that may be detrimental to performance may include, but are not limited to:
 - Loading / dust
 - Paint

DEFICIENCY 4 — OUTSIDE: SPRINKLER ASSEMBLY HAS EVIDENCE OF FOREIGN MATERIAL THAT IS DETRIMENTAL TO PERFORMANCE.

DEFICIENCY CRITERIA: Foreign material covers 75% or more of the sprinkler assembly.
 OR
 Foreign material covers 75% or more of the glass bulb.

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

INSPECTION PROCESS:

OBSERVATION: - Look at the sprinkler assembly to identify if any foreign material is present.
 - Look at the glass bulb to identify if any foreign material is present.

REQUEST FOR HELP: - None

ACTION: - If foreign material is present, determine if it covers 75% or more of the sprinkler assembly or 75% or more of the glass bulb.

More Information: - For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of foreign material that may be detrimental to performance may include, but are not limited to:
 - Loading / dust
 - Paint