

Deluge valve annual maintenance checklist

The annual deluge valve service is the deep pass: the measurements, cleanings and tests a quarterly round doesn't reach. This checklist keeps the full service on record with the photos that make it defensible later. Work is commonly verified against NFPA 13, NFPA 25. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The licensed fire-protection contractor performs and certifies the full trip and flow test with the AHJ witnessing; the building team observe the release, record the readings and reset conditions, and never certify the result themselves. When: Once a year, coordinated with the contractor and the monitoring station placed on test, timed so the valve can be released, the discharge observed and the valve dried, reset and returned to service the same day.

Trip test observed

- ☐ **Detection-initiated release witnessed end to end**
Contractor seen initiating release from detection and from the manual station, the valve releasing in response, release time and time to water delivery recorded against prior years. 2 photos required
- ☐ **Discharge pattern at the open nozzles observed**
Water seen reaching every open nozzle in the protected area, the pattern covering the hazard as designed, any plugged or misaimed nozzle flagged to the contractor. 1 photo required

Reset and restoration

- ☐ **System drained and dried after the test**
Piping to the open nozzles drained and low points confirmed clear after the discharge, the protected area cleaned up before the valve is reset. 1 photo required
- ☐ **Valve reset and supervision restored**
Valve reset by the contractor, priming or diaphragm pressure restored to normal, detection, solenoid and tamper supervision confirmed before the system is taken off test. 2 photos required

Documentation

- ☐ **Observed results and open items recorded on the building side**
Observed release and delivery times and any nozzle or valve deficiency the contractor calls out logged with a photo and a date on the site record, kept separate from the contractor's certified report. 1 photo required