

# Dry-pipe sprinkler valve quarterly maintenance checklist

A quarterly dry-pipe valve round is short on purpose: it catches the wear items that fail between annual services. This checklist is sized for a tech with a phone. Every item says what to look at and the photo that proves the round happened. Work is commonly verified against NFPA 25, NFPA 13. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The building engineer or sprinkler service tech reading the gauges and the enclosure on the quarterly round, recording conditions rather than tripping the valve. When: Every quarter, and watched most closely heading into cold weather since the enclosure heat is what keeps the valve from freezing and false-tripping.

## Pressures and priming

- ☐ **Air and water pressures read and the differential compared**  
System air pressure and supply water pressure both read at the gauges and compared against the valve's required differential, readings noted, neither gauge stuck or pinned. **2 photos required**
- ☐ **Priming water level checked at the priming valve**  
Priming level checked at the test/priming valve, water present to the intended level over the clapper, no excess backing over the seat. **1 photo required**

## Alarms and quick-opening device

- ☐ **Low-air alarm and its pressure setting observed**  
Low-air supervisory setting on the switch or maintenance-air device read against the intended value, the low-air signal confirmed reaching the panel where it can be observed without tripping the valve. **1 photo required**
- ☐ **Quick-opening device condition observed where fitted**  
Accelerator or exhaustor isolating valve open, device pressurized and free of leaks, priming chamber where fitted not weeping, nothing left isolated after prior work. **1 photo required**

## Enclosure and valve

- ☐ **Enclosure heat and freeze protection observed**  
Valve enclosure or riser room held above freezing, heater or heat trace operating, thermostat set and the space free of drafts at the openings. **2 photos required**
- ☐ **Valve position and supervision checked**  
Main control valve open and supervised, tamper confirmed reporting to the panel, trim valves in their normal positions and the reset/trip instruction plate legible. **1 photo required**