

Wet sprinkler riser annual maintenance checklist

The annual sprinkler riser 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 25, NFPA 13. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The sprinkler service tech running the annual inspection, results recorded on the inspection report rather than a certification. When: Once a year, with water available for a full main-drain test and coordinated so the alarm test doesn't dispatch the monitoring station unannounced.

Main drain test

- ☐ Full main-drain test performed with pressures recorded
Static pressure read, main drain fully opened, residual pressure recorded and compared against prior years to catch a supply obstruction. 2 photos required
- ☐ Gauges checked for accuracy
Gauge readings cross-checked against a calibrated test gauge, any sticking or off-reading gauge flagged for replacement. 1 photo required

Valves and trim

- ☐ Control valve fully operated through its travel
Valve walked fully closed and back open, operates without binding, left open and re-secured with the tamper confirmed. 2 photos required
- ☐ Riser trim, check valve and priming observed
Alarm check valve trim and drains clear, no weeping at the clapper, retard chamber draining, no corrosion at the trim piping. 1 photo required

Alarm verification

- ☐ Alarm and supervisory signals tested and receipt confirmed
Waterflow and valve-supervisory signals tested through to the panel and the monitoring station, receipt confirmed back before reset. 2 photos required