Appendix E11
ISO Sprinkler System Evaluations for Premium Credits

An ISO field representative may complete an evaluation of the automatic fire sprinkler system in your building to determine if you may be eligible for a premium credit. Buildings equipped with an automatic fire sprinkler system often do not receive full credit; however, this is usually due to the fact that ISO does not have access to the information they need in order to conduct a complete evaluation of your system.

A complete evaluation of your automatic fire sprinkler system will include a review of the following elements:

- System design based on the requirements of the occupancy. Check with the National Fire Protection Association (NFPA-13) to be sure of your occupancy classification
- Water supply
- System installation and components
- System testing (initial and current)
- Areas of the building without sprinkler protection
- Building conditions impacting the operation of the sprinkler system

The following items must be available for the ISO representative to review in order for the building to potentially qualify for full automatic fire sprinkler system credit:

- Main drain test results (all systems) - The latest water supply testing documentation should be readily available. For example, results for the hydrant flow test and 2" drain test should be available.
- A copy of the underground and overhead piping hydrostatic test certificate (all systems)
- Dry pipe trip test (systems with dry pipe valves)
- Fire pump field performance test (systems equipped with a fire pump)
- System design criteria in the form of sprinkler plans, hydraulic calculations, or hydraulic data plaque information
- Name of sprinkler contractor, if available. All documentation of annual fire sprinkler system inspections should be maintained on file.
- To facilitate the evaluation, the ISO representative should have access to all areas of the building - most important, to the riser room and to all sprinkler control valves.

If the recent main drain test information is not available, the ISO representative can witness, but not conduct, a main drain test at the time of the visit. Click here for a Sprinkler System Evaluations checklist to help you prepare for the ISO representative's visit.

What is a main drain test?

During a main drain test, the main drain valve, located on the automatic fire sprinkler system riser, is opened to allow for a full water flow. The purpose of the test is to determine whether all valves controlling your system are open and an adequate supply of water is available. Pressure readings are taken during the test. Since water is flowing outside the building, care should be taken to ensure there is adequate drainage so that landscaping or other items will not be damaged.

Who conducts the main drain test?

The building owner or a designated representative may conduct the main drain test. It is important to note that ISO staff will only witness the test, and they will only witness the test when the required documentation is missing or incomplete. The ISO staff will not operate any equipment. Prior to conducting a main drain test, the local fire department or sprinkler alarm company must be notified.

Who maintains the documentation?

The property owner should maintain copies of any test records for the automatic fire sprinkler system at the building site location. The property owner is also responsible for determining who would conduct the periodic tests. Whether an outside firm or an authorized representative performs the test, the results should be logged and added to the testing record. Automatic fire sprinkler systems may not receive insurance credit if records are not provided to the ISO representative.

All forms regarding the automatic fire sprinkler system testing and additional information about automatic sprinkler credit may be obtained by calling ISO Customer Service at 1-800-677-2878.

Tenants are advised to contact the property owner or building management regarding the availability of the needed information, and the name of the person responsible for the testing.

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