NYC Fire and Life Safety Inspection Guide

A recurring inspection and testing calendar for AKAM building managers

AKAM

RAEL FIRE PROTECTION

PARTNERS IN SAFETY

Keep extinguishers, water-based systems and fire alarms operational; schedule required service and retain records. This summary covers common recurring requirements, component-specific schedules, and NYC requirements.

System	Routine checks	Professional service and testing	Long-term requirements
Extinguishers NFPA 10	Monthly visual inspection	Annual maintenance; service or recharge after use or when deficient	• 6-year internal maintenance; • 5- or 12-year hydrostatic test by type
Water-based NFPA 25	Weekly / monthly checks by component	• NYC monthly COF inspection. • Quarterly, semiannual and annual ITM by component; • Pump operation and annual flow test where applicable	3- and 5-year tests; age-based sprinkler testing; NYC hydro / flow tests
Fire alarm NFPA 72	Daily panel check recommended	Semiannual visual inspections; annual functional testing and other component-specific ITM	5-year FDNY retest; detector sensitivity testing as applicable

Fire Extinguishers



• **Monthly** Confirm location, visibility and access; intact seals; legible instructions; proper pressure and fullness; no damage, corrosion, leakage or blocked nozzle. Record date and inspector initials.

• **Annual** Maintenance by a W-96 Certificate of Fitness (COF) holder with an FDNY-approved servicing company; maintain the required FDNY service tag.

• **Long-term** Applicable rechargeable stored-pressure ABC units: internal maintenance every 6 years and hydrostatic testing every 12 years. CO_2, wet chemical / Class K and stored-pressure water: hydrostatic testing every 5 years. Non-rechargeable units: remove by 12 years from manufacture.

Sprinklers, Standpipes and other Water-Based Fire Protection Systems



• **Weekly through semiannual** Qualified COF supervision is required. Inspect gauges, valves, pumps and tanks at applicable intervals. Quarterly work includes FDC and alarm-device inspections and applicable waterflow testing; semiannual work includes applicable supervisory switches and tank-level alarms.

• **Annual** Inspect sprinklers, exposed piping, hangers and spare heads; test main drains; exercise valves; test antifreeze, dry / pre-action / deluge valves, fire pumps and backflow assemblies as applicable.

• **Long-term** Track dry-system 3-year tests where applicable; 5-year gauge testing / replacement, internal valve checks, obstruction investigations and pressure-reducing valve full-flow tests as applicable. Confirm NYC sprinkler / standpipe / FDC hydrostatic and flow-test deadlines and sprinkler type / age testing.

Fire Alarm & Detection Systems



• **Routine and annual** Check the panel daily for abnormal conditions (FDNY recommendation) Visually inspect pull stations, smoke and heat detectors and voice / alarm equipment semiannually Monitored control equipment: annual visual inspection. Arrange required functional tests and component-specific ITM with qualified personnel.

• **Detectors and retests** Arrange detector cleaning, functional and sensitivity testing at applicable intervals. Use F-78 / S-78 COF holders or appropriately qualified fire-alarm personnel for smoke-detector work. Track the FDNY 5-year retest from system acceptance and retain required reports.

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