GUIDANCE ON NFPA 25

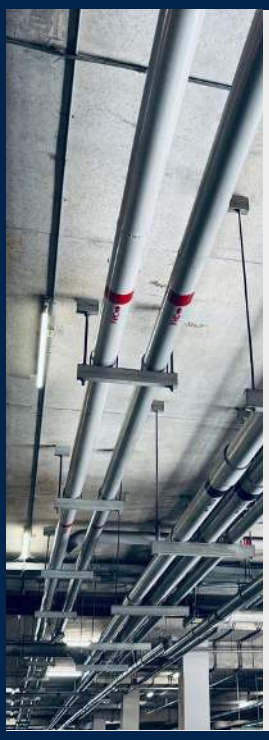
What is the NFPA Standard?

The NFPA Standard, developed by the National Fire Protection Association (NFPA), governs the inspection, testing, and maintenance (ITM) of water-based fire protection systems. Unlike many other standards that are written primarily for Authorities Having Jurisdiction (AHJs), it is specifically designed to help building owners understand and manage their fire protection responsibilities.



Importance for Building Owners

- **Owners must:**
  - Schedule regular inspections and tests.
  - Maintain accurate records of all ITM activities.
  - Ensure that repairs and maintenance are performed promptly.
- No grandfathering applies. Commonly, standards require compliance for the standard edition in place at the time of installation. This is not the case with NFPA 25.



Two Scenarios That Affect Your Bottom Line

1. **One Sprinkler Head Failed – Do I Replace Them All?**
   - You must replace or test a minimum of four sprinklers or 1% of the sprinklers in a sample area.
   - If one sprinkler in a sample set fails, all sprinklers represented by that sample set must be replaced.
   - If you consider your whole building to be the sample set, and even one sprinkler fails the test, then you would potentially have to replace your entire sprinkler system.
     - Building owners can potentially save hundreds of thousands of dollars through optimal selection of your sample area during NFPA 25 testing.
2. **Do Corrosion and Obstructions Automatically Require Replacement?**
   - Even if mild corrosion or a foreign substance is found in the piping, an obstructive investigation shall be conducted to determine its extent.
     - This does not automatically mean that all of the sprinkler piping needs to be replaced.

Resources

National Fire Protection Association (NFPA)

- When to Test or Replace Fire Sprinkler Systems
- NPFA 25 Standard - 2026 Edition

National Fire Sprinkler Association (NFSA)

- NFPA 25 and the Building Owner
- Understanding NFPA 25
- NFPA Internal Assessment