FIRE SPRINKLERS — GUIDE

NFPA 25 inspection, testing and maintenance frequencies

Build a task register from sourced frequency summaries. Separate routine checks from annual service and longer interval work.

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An annual service visit is not a complete sprinkler maintenance plan. Start with a task register for the equipment in your building. Ask your contractor to confirm the adopted edition of NFPA 25, local amendments and manufacturer instructions.

Separate inspection, testing and maintenance

An inspection checks visible condition. A test checks operation. Maintenance keeps equipment in working order. Do not treat a visual check as proof that a device works. The QRFS inspection summaries distinguish visual checks from more involved testing by qualified personnel.

Use the following as selected planning examples from those summaries. This is not a complete compliance schedule.

| Component and condition | Summary frequency | Source | |---|---|---| | Unlocked, unsupervised control valve: position inspection | Weekly | QRFS daily, weekly and monthly inspections | | Locked or otherwise supervised control valve, subject to the summary's conditions | Monthly | QRFS daily, weekly and monthly inspections | | Electrically supervised control valve: position inspection | Quarterly | QRFS daily, weekly and monthly inspections | | Sprinklers: visual inspection from floor level | Annually | QRFS quarterly, yearly and longer inspections | | Fire pump assembly: flow test by qualified personnel | Annually | QRFS annual fire pump flow test |

A quarterly valve check does not replace alarm tests or other valve work. An annual sprinkler check does not replace tasks on pumps, backflow assemblies or standpipes. Ask the contractor to list those separately.

Make the schedule usable

Create a row for each asset and task. Record the location, task, governing reference, last completion date, next due date, responsible person and report link. Keep completion evidence with the row. A booking confirmation is not a completion record.

Ask who performs each task between contractor visits. QRFS's summary of the NFPA 25 update distinguishes qualified personnel from government licensing. Training and task competence still matter. Do not assign technical tests to site staff simply because the calendar has a gap.

Review changes and defects

Review the register after a system change, an occupancy change or a new local requirement.

Check open defects against the last report. Give each corrective action an owner and a closure record. Do not move a due date forward merely because a repair quote is pending.

Use the free calendar planner for a selected recurring task. Confirm the result before you add it to the building schedule. It cannot identify every task from a building address.

Sources

- QRFS, Dry Sprinkler System NFPA 25 Inspections: Daily, Weekly, Monthly. Fetched 2026-11-10.
- QRFS, Dry Sprinkler Inspections: Quarterly, Yearly, Longer. Fetched 2026-11-10.
- QRFS, A Guide to the Annual Fire Pump Flow Test. Fetched 2026-11-10.
- QRFS, NFPA 25 2026 Edition Changes for Building Owners and Managers. Fetched 2026-11-10.

For information only. Confirm the adopted code, local rules and system requirements with the authority having jurisdiction and a qualified contractor.

Frequently asked questions

Does annual service cover every task?

No. The cited summaries include weekly, monthly, quarterly and annual tasks. Confirm the full schedule for your equipment and adopted edition.