

2024

Inspection of Automatic Sprinkler System

ASIB



Inspection of Automatic Sprinkler System

CE1 Linde & Wiemann East London
Industrial Development Zone

Complete

Client/Site Name

CE1 Linde & Wiemann East London Industrial Development Zone

Billing Address

East London Industrial Development Zone SOC Ltd P O Box 5458
UNC.8479
5208

Attention:

Mteteleli Zantsi
Camagwini Ngxokolo-Nomatye

Document No

UNC.8479

Prepared by

Keith van Onselen

Conducted on

19.06.2024 07:11 SAST

Site Location

East London Industrial
Development Zone
East London
EC
5201
South Africa

Disclaimer

We have pleasure in attaching our inspector's report.

Whilst every care is taken in the preparation of the report which describes the conditions as found, such report is not a guarantee carrying responsibility for results and neither this Company nor any of its employees or agents shall be liable for any loss or damage of whatsoever nature and howsoever caused, (whether by actual or alleged negligence or otherwise), in any way arising out of the acts or omissions of the Company and/or its employees or agents aforesaid.

The report is based upon the visual inspection of the external condition of the equipment where accessible without having to provide scaffolding, ladders, staging, lighting and not requiring the removal or displacement of any temporary or permanent structure, fitting or fixture.

If there are any points arising on which you require clarification, kindly communicate with the undersigned. Assuring you of our best attention at all times.

Confidentiality

In order to maintain the integrity and credibility of the inspection processes and to protect the parties involved, it is understood that the inspectors will not divulge to unauthorized persons any information obtained during this inspection unless legally obligated to do so.

Yours faithfully,

THE AUTOMATIC SPRINKLER INSPECTION BUREAU (PTY) LIMITED



Nico van Loggerenberg
Managing Director

1. Report Summary

THE AUTOMATIC SPRINKLER INSPECTION BUREAU (PTY) LIMITED



REGISTRATION NUMBER: 1970/010833/07

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TUDHOPE AVENUES
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2198

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INDEPENDENT
THIRD PARTY
INSPECTION AND
ADVISORY
SERVICE SINCE
1970

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Code

B - Full Protection, Clearance
Certificate Issued

Please Note:

The Clearance Certificate is issued subject to the items in the report being attended to.

Standard

10th Edition

ASIB Contract No

UNC.8479

Client Order No

PO-004203

Was the sprinkler system design in order

Yes

Was the water supplies in order

No

Refer to report UNC.9478 conducted on 08/05/2024

Was the pump room in order

Yes

Refer to report UNC.9478 conducted on 08/05/2024

Was the installation control valves in order

Yes

Refer to Installation Control Valves - Section 7.

Was the storage in order

Yes

2. Hand Fire Appliances

Hose Reels - 30 metres ☒

Number:

7

Hand Fire Appliances - One unit per 100 m² of floor area.

DCP 9 kg ☒

Number:

39

Other ☒

Specify

Hydrant

Number:

5

Clear access to the hand fire appliances must be maintained at all times.

3. Occupancy & Storage Guidance

Percentage Hazard.

% Ordinary Hazard

20
From 0 to 100

% High Hazard

80
From 0 to 100

Stack height signs not less than 500 mm by 500 mm in size must be prominently displayed at the maximum level of the allowable storage height in all storage and process risk areas.

Occupancy / Process Risk

Occupancy/Risk

Occupancy/Risk 1

► **Ordinary Hazard / High Hazard**

High Hazard

► **Select Occupancy / Process Risk**

Storage Risk

Where goods of differing categories are stored within the same area, it is the stack height limitations of the goods with the highest category that will apply.

► **Product Stored**

Automotive Body Panels

Category

CAT I

Storage

Method

Method 1

Storage Method

Free Standing / Block Storage

Design Density (mm)

10,0 mm/min

Roof Height (m)

12,3

Storage Height (m)

6,5

4. Sprinkler System Design

Building

Building 1

Building Name

CE1 Linde & Wiemann East London Industrial Development Zone

Date of First Inspection

Unknown

Original Installer

Unknown

Extension By

NA

Building Area m²

5989

Height of Building in meters

12,3

Sprinkler Detail

Area

Area 1

► Area & Type of Sprinklers

Roof Sprinklers

Ceiling Sprinklers

Canopy Sprinklers

Number of Sprinklers

Approximately 850

Calculations

Hydraulic Calculations

Area of Operation

Area of Operation 1

► **Area of Operation**

Design Flow & Pressure

Flows & Pressures

3050 l/min @ 575 kPa

Area of Operation 2

► **Area of Operation**

Pump Duty

Flows & Pressures

7500 l/min @ 960 kPa

Additional Sprinkler System Designs Required

No

5. Water Supplies

► Water Stored on Site.

Yes

Refer to report UNC.9478 conducted on 08/05/2024

Add Water Storage Tanks

6. Pump Room

Pump Installed on Site

Yes

Refer to report UNC.9478 conducted on 08/05/2024

Add Pump House

7. Installation Control Valve(s)

7.1 Sprinkler control valves accessible

Yes

Valve Cabinet

Valve Cabinet 1

Location:

South west corner of building



Photo 1



Photo 2

Number of Alarm Valves Installed

1 x 100 mm, 2 x 150 mm

7.2 Sprinkler Valve Location Plate Installed

Yes

7.3 Fire Brigade Booster Pressure Limitation Plate

Yes

7.4 Block Plan Installed

Yes

7.4.1 Is the block plan labelled in accordance with the areas fed by the sprinkler control valve assemblies

Yes

7.4.2 Are the correct installation details recorded on the block plan

Yes



Photo 3



Photo 4



Photo 5

7.5 Sprinkler Valve Instruction Chart

No

A weatherproof valve instruction chart that relates specifically to the control valve assembly installed, (not a generic instruction chart) shall be mounted on a wall within the control valve cabinet or if the valves are internally located, as close to these as possible.

7.6 Is a sprinkler spares box present

Yes

7.6.1 Was the spares box contents accessible

Yes

7.6.2 Are the spares quantities correct	Yes
7.7 By Pass Arrangement Installed	Yes
7.8 Fire Brigade Booster Connections Installed Correctly and Accessible	No

Installations must be fitted with fire brigade booster connections which will enable the fire brigade to pump water into the installation using their own equipment.

It appears that the booster connection piping to the main distribution riser is too long, which may restrict the opening of the booster plunger into the main distribution riser, this will prevent effective boosting of the sprinkler system and must be revised.

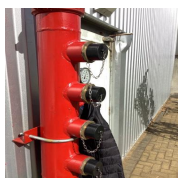


Photo 6

7.9 Are the Installation Control Valves Housed within an Approved Valve Cabinet	Yes
Sprinkler protection is required within the valve cabinet	<input checked="" type="checkbox"/>
7.10 Flow Switch Installed Correctly	Yes
7.11 Manifold Correctly Supported	Yes
7.12 Riser Mains Correctly Supported	Yes
7.13 Riser Mains Externally Located	No
7.14 Flow Measuring Device Installed.	Yes
Flow Test Results	Pass



Photo 7

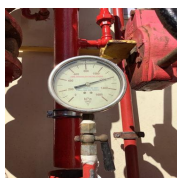


Photo 8

Recorded Flow and Pressure

3500 l/min @ 1200 kPa

7.15 Correct Pressure Gauges Installed

Yes

Valve 45 gauge and pipe work must be replaced



Photo 9

7.16 Correct Gauge Cocks Installed	Yes
7.17 Flanges Short Bolted	Yes
<p>The bolts for these flanges must be removed and replaced with the correctly sized bolts so as to ensure that at least two full thread pitches past the chamfer protrude beyond the nut.</p>	
7.18 Loose / Missing Bolts, Nuts & Washers	No
7.19 False Alarm Prevention Pump Installed	N/A
7.20 Drain & Test Pipes Installed Correctly	Yes
<p>7.21 Weekly tests of the installation control valves alarm bell must be carried out with the alarms sounding for at least thirty seconds.</p> <p>All water pressure gauge readings must be checked and recorded.</p> <p>The testing and records should be carried out by a member of staff delegated to do this.</p>	
7.22 Trunk Main Pressure (kPa)	
940	
7.23 Installation Pressure (kPa)	
1150	
7.24 ASIB Overhaul Date Tag No	Yes
Last Overhaul Date	
2024	
Next Overhaul Date	
2027	
7.25 Alarm Motor & Gong Test	Passed
7.26 Are All Valves in the Correct Positions	Yes
7.27 Are All Valves Secured	Yes

Non Compliance - Items

Recommendation Items

8. Storage

High Hazard



In all High Hazard areas a clear space of not less than 1,0 metre must be maintained between top of stored goods and sprinkler deflector.

Are the required clearances being maintained.

Yes

Are the storage heights exceeded.

No

At the time of inspection the storage heights were being adhered to and found to be in order.

9. Sprinkler System

Sprinkler System

Area

Area 1

Specified Area.

Warehouse

System Issue

Issue

Issue 1

Finding

Other

Specify Other.



Corrosion is evident on the sprinkler pipe work and must be addressed by your installer.

Location of Finding.

External canopies

Issue 2

Finding

Other

Surfaces exceeding 1,0 metre in width.



Surfaces which exceed 1,0 metre in width will obstruct the water discharged from the sprinklers above which could result in an ignition beneath these surfaces not being controlled or extinguished.

Specify Other.



ENCLOSED PAINT LINES, DRYING OVENS AND DRYING ENCLOSURES

Sprinkler protection must be provided inside the above structures, sidewall sprinklers, (see para. 3400), may be used for this purpose.

Location of Finding.

Ovens



Photo 10

Issue 3

Finding

Sprinkler Heads

Sprinklers installed beneath open cell surfaces / translucent sheeting.



All sprinklers located beneath open celled floors or stairwells and translucent sheeting must have approved water shields fitted above the sprinklers.

Location of Finding.

Various at roof



Photo 11

10. Proof of Inspection

Proof of inspection.

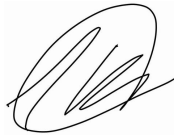
For and on behalf of client:



Camagwini Ngxokolo-Nomatye
20.06.2024 12:29 SAST

Proof of inspection.

ASIB Inspector:



Keith van Onselen
20.06.2024 12:29 SAST

WARNING

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The primary function of the ASIB is to protect the interests of the end user and as a result, we constantly update the list of registered suppliers and installing companies.

These companies have proven that they are capable of installing, extending and servicing fire sprinkler systems to the correct standards.

We have had occasion to remove companies for valid reasons which are not confidential and include, but are not limited to, poor workmanship, design, fabrication, incorrect advice, lack of skilled staff, fraudulent quotations and financial instability.

It is important to note that if a company is not listed with the ASIB and carries out work on a sprinkler system we will not be in a position to issue a Clearance Certificate for the premises which, in turn, may place you at risk.

In selecting your service provider, it is important to appreciate that the ASIB is not seeking to infer that a non-listed service provider is necessarily not capable of offering the required service to an appropriate standard. What the ASIB is saying, is that the ASIB is not in a position to give you the assurance that a non-listed provider concerned has demonstrated that it complies with the ASIB standards. In addition, because the ASIB is unable to fully inspect an installation (which by its nature has many inaccessible components), you will appreciate that the ASIB is also unfortunately not in a position to issue a Clearance Certificate in relation to an installation done by a non-listed company.

We advise you to check the listing status of the service provider you choose especially if there is any uncertainty.

You can access our website at <http://www.asib.co.za> which is current or phone our offices at 011 642 1703 for verification.

Email:

Email: 1

Recipient

Mteteleli@elidz.co.za

Email: 2

Recipient

camagwini@elidz.co.za

Media summary



Photo 1



Photo 2



Photo 3

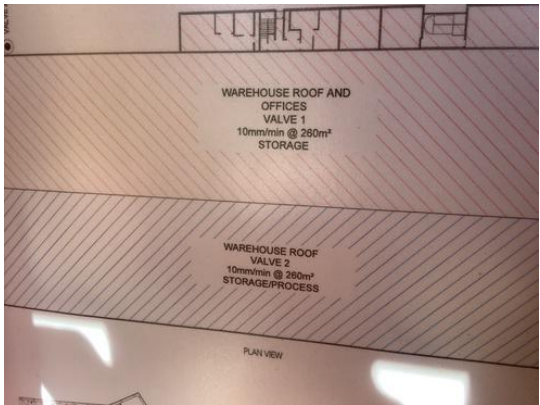


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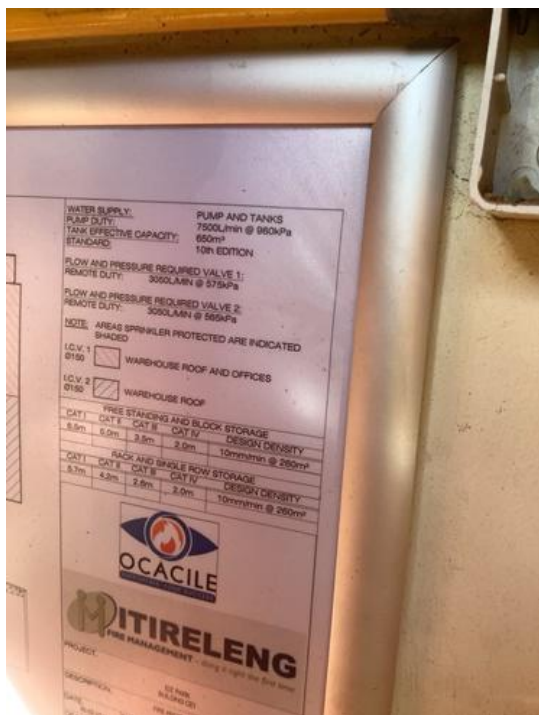


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

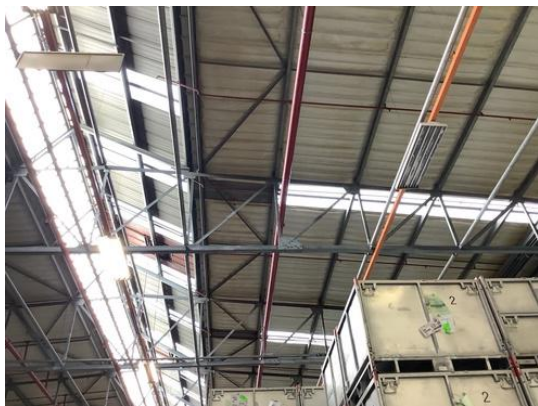


Photo 11