

2024

# Inspection of Automatic Sprinkler System

**ASIB**



## Inspection of Automatic Sprinkler System

ASP Tugger Route East London Industrial Development Zone

Complete

**Client/Site Name**

ASP Tugger Route East London Industrial Development Zone

**Billing Address**

East London Industrial Development Zone SOC Ltd P O Box 5458  
GREENFIELDS  
5208

**Attention:**

Mteteleli Zantsi  
Camagwini Ngxokolo-Nomatye

**Document No**

UNC.8567

**Prepared by**

Keith van Onselen

**Conducted on**

19.06.2024 07:12 SAST

**Site Location**

East London IDZ  
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

A handwritten signature in black ink, appearing to read 'Nico van Loggerenberg', written in a cursive style.

Nico van Loggerenberg  
Managing Director

## 1. Report Summary

### THE AUTOMATIC SPRINKLER INSPECTION BUREAU (PTY) LIMITED



REGISTRATION NUMBER: 1970/010833/07

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P O BOX 3139  
HOUGHTON  
2041

INDEPENDENT  
THIRD PARTY  
INSPECTION AND  
ADVISORY  
SERVICE SINCE  
1970

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#### Code

B - Full Protection, Clearance  
Certificate Issued

The Tugger Route communicates with various buildings which have not received clearance

Please Note:

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

#### Standard

10th Edition

#### ASIB Contract No

UNC.8567

#### Client Order No

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

Hand Fire Appliances - One unit per 100 m<sup>2</sup> of floor area.

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

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### 3. Occupancy & Storage Guidance

Percentage Hazard.

**% Ordinary Hazard**

0  
From 0 to 100

**% High Hazard**

100  
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**

Various Products Mixed Categories

**Category**

CAT I

CAT II

CAT III

CAT IV

Storage

Method

Method 1

**Storage Method**

Free Standing / Block Storage

**Design Density (mm)**

10,0 mm/min

**Roof Height (m)**

Approximately 11,0 m

**Storage Height (m)**

- Cat 1 10,0 mm 6,5 m
  - Cat 2 10,0 mm 5,0 m
  - Cat 3 10,0 mm 3,5 m
  - Cat 4 10,0 mm 2,0 m
-

4. Sprinkler System Design

Building

Building 1

Building Name

ASP Tugger Route East London Industrial Development Zone

Date of First Inspection

Unknown

Original Installer

Unknown

Extension By

NA

Building Area m<sup>2</sup>

Approximately 8000

Height of Building in meters

Approximately 11,0 m

Sprinkler Detail

Area

Area 1

► Area & Type of Sprinklers

Roof Sprinklers

Number of Sprinklers

900

Calculations

Hydraulic Calculations

Area of Operation

Area of Operation 1

► Area of Operation

Pump Duty



**Flows & Pressures**

7500 l/min @ 960 kPa

**Additional Sprinkler System Designs Required**

Yes

The block plan must be updated to include all of the relevant design requirements

The following documentation is required and must be submitted to the ASIB

As the majority of the required documentation for the sprinkler system has yet to be submitted, we are unable to comment on the accuracy of the design.

5. Water Supplies

► Water Stored on Site.

Yes

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

Add Water Storage Tanks

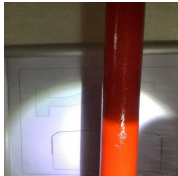
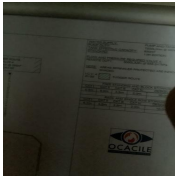
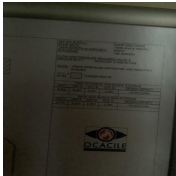
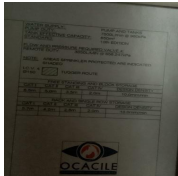
6. Pump Room

Pump Installed on Site

Yes

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

Add Pump House

<b>7. Installation Control Valve(s)</b>	
<b>7.1 Sprinkler control valves accessible</b>	Yes
Valve Cabinet	
Valve Cabinet 1	
<b>Location:</b>	
Opposite ASP pump house	
<b>Number of Alarm Valves Installed</b>	ICV 4 feeds the Tugger Route
<b>7.2 Sprinkler Valve Location Plate Installed</b>	Yes
<b>7.3 Fire Brigade Booster Pressure Limitation Plate</b>	Yes
<b>7.4 Block Plan Installed</b>	Yes
<b>7.4.1 Is the block plan labelled in accordance with the areas fed by the sprinkler control valve assemblies</b>	Yes
<b>7.4.2 Are the correct installation details recorded on the block plan</b>	Yes
<div>     </div> <div> <div>Photo 1</div> <div>Photo 2</div> <div>Photo 3</div> <div>Photo 4</div> </div>	
<b>7.5 Sprinkler Valve Instruction Chart</b>	Yes
<b>7.6 Is a sprinkler spares box present</b>	Yes
<b>7.6.1 Was the spares box contents accessible</b>	Yes
<b>7.6.2 Are the spares quantities correct</b>	Yes
<b>7.7 By Pass Arrangement Installed</b>	No
<p>It is recommended a valve bypass assembly be provided at each installation control valve. This allows the alarm valve to be overhauled without isolating the system and prevents wastage of water.</p>	
<b>7.8 Fire Brigade Booster Connections Installed Correctly and Accessible</b>	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.**



**7.9 Are the Installation Control Valves Housed within an Approved Valve Cabinet**

Yes

**Sprinkler protection is required within the valve cabinet**



**7.10 Flow Switch Installed Correctly**

Yes

**7.11 Manifold Correctly Supported**

Yes

**7.12 Riser Mains Correctly Supported**

No

The riser main must be properly supported in accordance with the rules.

**7.13 Riser Mains Externally Located**

No

**7.14 Flow Measuring Device Installed.**

Yes

**Flow Test Results**

Pass

**Recorded Flow and Pressure**

4200 l/min @ 1050 kPa

**7.15 Correct Pressure Gauges Installed**

Yes

**7.16 Correct Gauge Cocks Installed**

Yes

**7.17 Flanges Short Bolted**

No

**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

7.21 Weekly tests of the installation control valves alarm bell must be carried out with the alarms sounding for at least thirty seconds.

All water pressure gauge readings must be checked and recorded.

The testing and records should be carried out by a member of staff delegated to do this.

**7.22 Trunk Main Pressure (kPa)**

1000

**7.23 Installation Pressure (kPa)**

1140

**7.24 ASIB Overhaul Date Tag No**

Yes

**Last Overhaul Date**

2021

**Next Overhaul Date**

2024

**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**

**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.

Other

Specify Area

Tugger Route at Roof

Inspected and found in good order

System Issue



## 10. Proof of Inspection

Proof of inspection.

For and on behalf of client:

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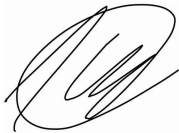
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20.06.2024 12:28 SAST

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Proof of inspection.

ASIB Inspector:

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Keith van Onselen  
20.06.2024 12:29 SAST

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### 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

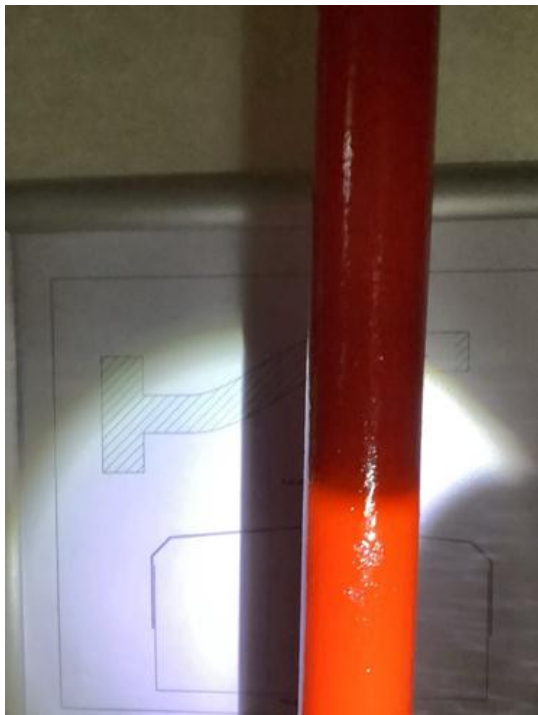


Photo 1

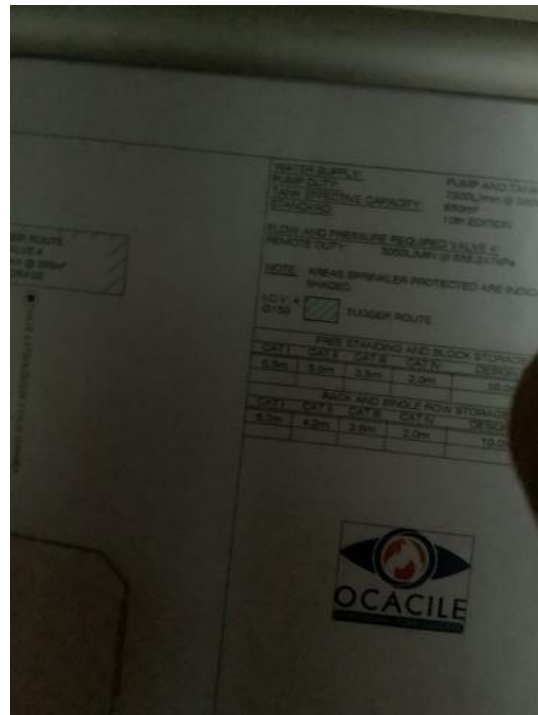


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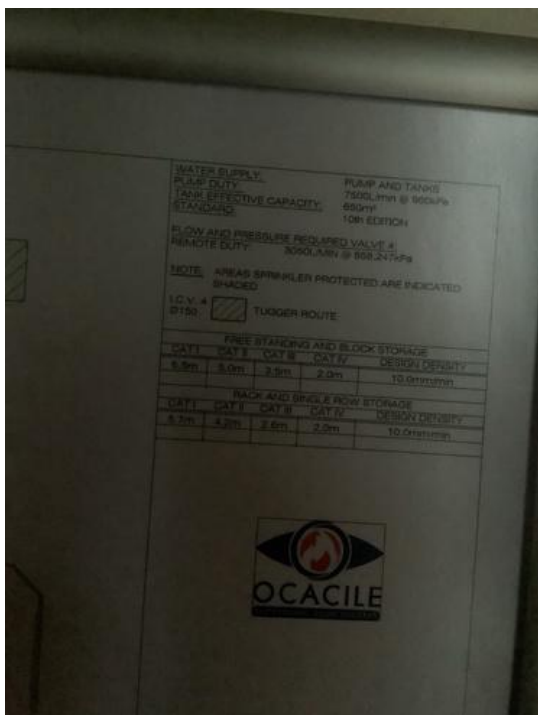


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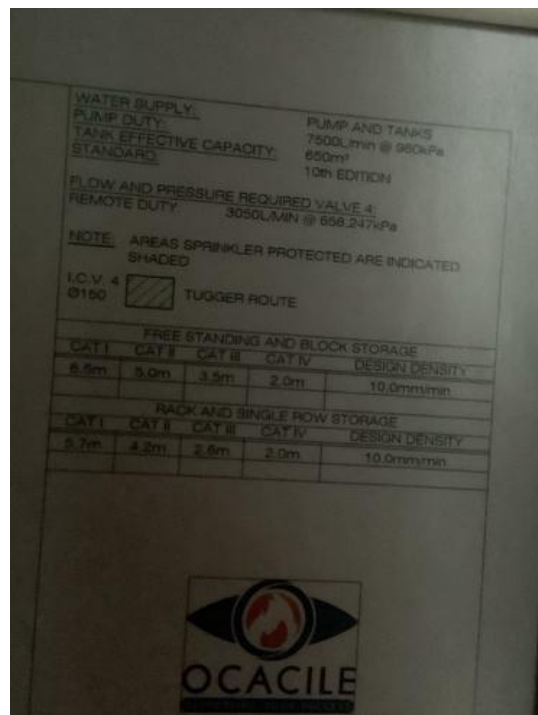


Photo 4