

2024

# Inspection of Automatic Sprinkler System

**ASIB**



## Inspection of Automatic Sprinkler System

AW9 Yanfeng East London Industrial  
Development Zone

Complete

### Client/Site Name

AW9 Yanfeng 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.10605

### Prepared by

Keith van Onselen

### Conducted on

09.05.2024 08:00 SAST

### Site Location

Ikhala Road  
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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CNR LOUIS BOTHA AND  
TUDHOPE AVENUES  
BEREA  
JOHANNESBURG  
2198

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P O BOX 3139  
HOUGHTON  
2041

INDEPENDENT  
THIRD PARTY  
INSPECTION AND  
ADVISORY  
SERVICE SINCE  
1970

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#### Code

PC - Partial Protection, Clearance  
Certificate not Issued

Partial clearance certificate withheld due to the following:

#### Storage - See Report



#### Sprinkler System - Excessive Fault



In relation to no intermediate sprinklers installed in the shelves

#### Standard

10th Edition

#### ASIB Contract No

UNC.10605

#### 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

No

- Refer to Occupancy & Storage Guidance - Section 3.
  - Refer to Storage - Section 8.
-

2. Hand Fire Appliances

Hose Reels - 30 metres ☒

Number:

7

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

DCP 9 kg ☒

Number:

6

DCP 4,5 kg ☒

Number:

1

CO<sup>2</sup> Gas 5 kg ☒

Number:

14

CO<sup>2</sup> Gas 2 kg ☒

Number:

1

Other ☒

Specify

Hydrant

Number:

3

Hand fire appliances date of the last service:

08/2023

Are the hand fire appliances due for their service.

No

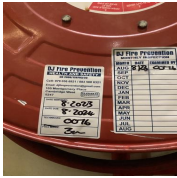


Photo 1

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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**

15  
From 0 to 100

**% High Hazard**

85  
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 Components Mixed Categories

**Category**

CAT III

Storage

Method

Method 1

**Storage Method**

Free Standing / Block Storage

**Design Density (mm)**

10,0 mm/min

**Roof Height (m)**

10

**Storage Height (m)**

3,5



Method 2	
Storage Method	Shelving
Design Density (mm)	10,0 mm/min
Roof Height (m)	10
Storage Height (m)	
2,6	

4. Sprinkler System Design

Building

Building 1

Building Name

AW9 Yanfeng East London Industrial Development Zone

Date of First Inspection

Unknown

Original Installer

Unknown

Extension By

NA

Building Area m<sup>2</sup>

Approximately 3000

Height of Building in meters

10

Sprinkler Detail

Area

Area 1

► Area & Type of Sprinklers

Roof Sprinklers

Ceiling Sprinklers

Canopy Sprinklers

Number of Sprinklers

Approximately 425

Calculations

Hydraulic Calculations

Area of Operation

Area of Operation 1

► Area of Operation

Pump Duty

Flows & Pressures

7500 l/min @ 960 kPa

Area of Operation 2

► Area of Operation

Design Flow & Pressure

Flows & Pressures

3050 l/min @ 580 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




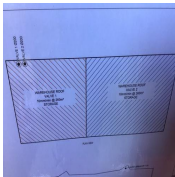
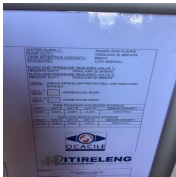
6. Pump Room

Pump Installed on Site

Yes

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

Add Pump House

<b>7. Installation Control Valve(s)</b>	
<b>7.1 Sprinkler control valves accessible</b>	Yes
Valve Cabinet	
Valve Cabinet 1	
<b>Location:</b>	
East side of building	
<div>   </div> <div> <div>Photo 2</div> <div>Photo 3</div> </div>	
<b>Number of Alarm Valves Installed</b>	2 x 200 mm
<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 4</div> <div>Photo 5</div> <div>Photo 6</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>	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 7

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

Pressure switches installed

7.11 Manifold Correctly Supported

Yes

7.12 Riser Mains Correctly Supported

No

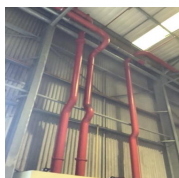


Photo 8

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



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

Flow Test Results

Pass

**Recorded Flow and Pressure**

3100 l/min @ 1050 kPa

**7.15 Correct Pressure Gauges Installed**

Yes

**7.16 Correct Gauge Cocks Installed**

Yes

**7.17 Flanges Short Bolted**

Yes



Photo 14

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.

**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)**

1000

**7.24 ASIB Overhaul Date Tag No**

Yes

**Last Overhaul Date**

11/2021

**Next Overhaul Date**

11/2024

**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.

Yes



Photo 15

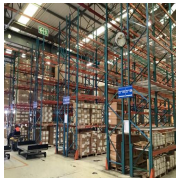


Photo 16

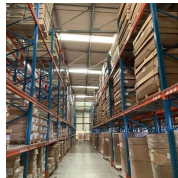


Photo 17

The storage heights must be maintained in accordance with the maximum allowable stack heights as detailed in this report. Should this not be possible, intermediate level protection is deemed to be mandatory.

Are Excessive Height Conditions Applicable

No

Storage is taking place within the Aisles.



Storage must not take place within the aisles as this will increase the fire area. A fire will spread in a uncontrolled manner.

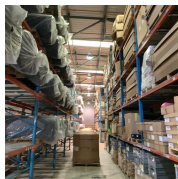


Photo 18

Shelves exceed 1,0 metre in width.



The shelves must be reduced to a maximum width of 1,0 metre or intermediate sprinkler protection will be mandatory at each shelf tier level.

Location:

All racks

## 9. Sprinkler System

Sprinkler System

Area

Area 1

**Specified Area.**

Warehouse

System Issue

Issue

Issue 1

**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.**

Roof

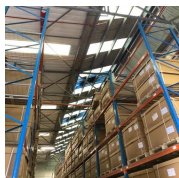


Photo 19

Issue 2

**Finding**

Other

**Specify Other.**



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

**Location of Finding.**

Canopies

Area 2

**Specified Area.**

External Canopies

System Issue

Issue

Issue 1

**Finding**

Other

**Electrical Cable or other services attached to sprinkler pipework.**



All electrical cables or any other services attached to the sprinkler pipe work must be removed and independently supported.

**Location of Finding.**

Back canopy AW9

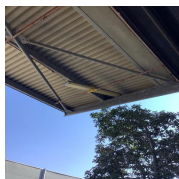


Photo 20

## 10. Proof of Inspection

Proof of inspection.

For and on behalf of client:

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Camagwini Ngxokolo-Nomatye  
10.05.2024 14:56 SAST

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Proof of inspection.

ASIB Inspector:

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Keith van Onselen  
10.05.2024 14:57 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

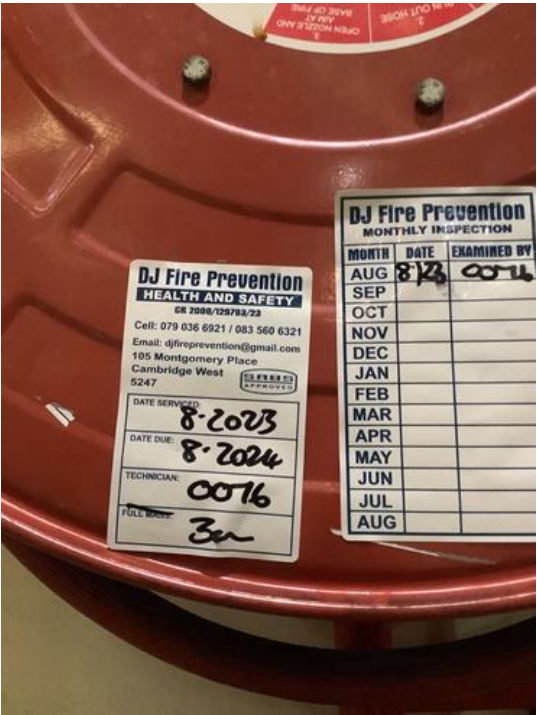


Photo 1



Photo 2



Photo 3

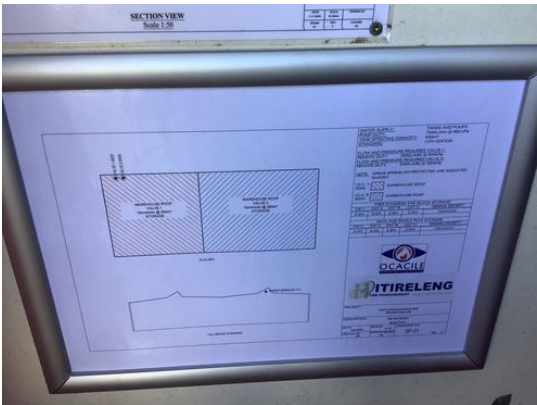


Photo 4



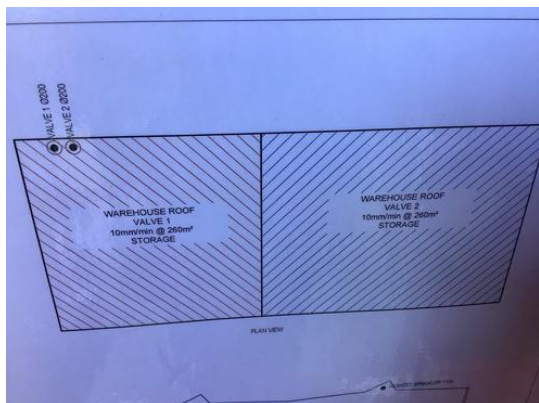


Photo 5

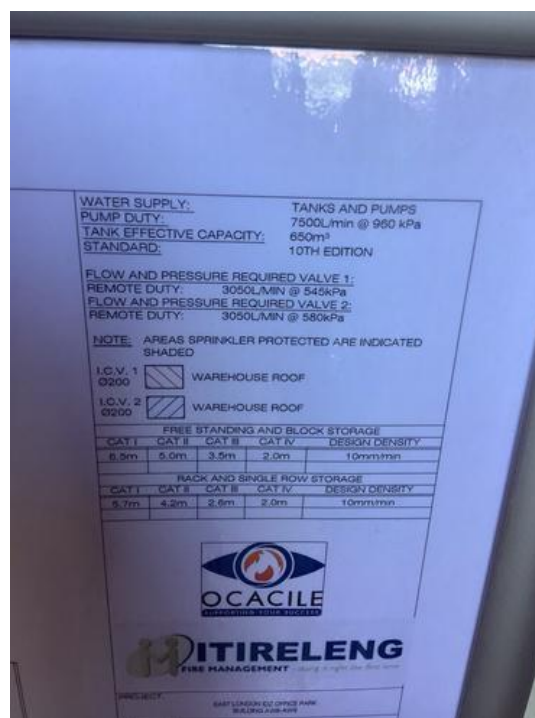


Photo 6



Photo 7



Photo 8





Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

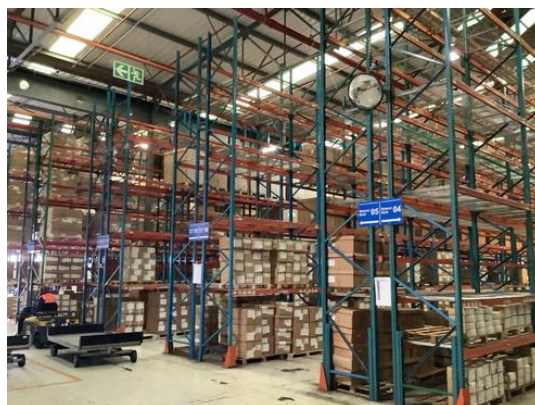


Photo 16





Photo 17



Photo 18



Photo 19



Photo 20