

2024

# Inspection of Automatic Sprinkler System

**ASIB**



## Inspection of Automatic Sprinkler System

East London Industrial Development  
Zone - AE8 vacant

Complete

### Client/Site Name

East London Industrial Development Zone - AE8 vacant

### Billing Address

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

### Attention:

Mteteleli Zantsi  
Camagwini Ngxokolo-Nomatye

### Document No

UNC.10603

### Prepared by

Keith van Onselen

### Conducted on

19.06.2024 09:01 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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2041

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.10603

#### 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.

<b>% Ordinary Hazard</b>	10 From 0 to 100
--------------------------	---------------------

<b>% High Hazard</b>	90 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**

Vacant building

**Category**

CAT I

Storage

#### 4. Sprinkler System Design

Building

Building 1

##### Building Name

East London Industrial Development Zone - AE8 vacant

##### Date of First Inspection

2010

##### Original Installer

Fire Sprinkler Installations

##### Extension By

NA

##### Building Area m<sup>2</sup>

Approximately 3300

##### Height of Building in meters

11,5

Sprinkler Detail

Area

Area 1

##### ► Area & Type of Sprinklers

Roof Sprinklers

Ceiling Sprinklers

Canopy Sprinklers

##### Number of Sprinklers

Approximately 470

Calculations

Hydraulic Calculations

Area of Operation

Area of Operation 1

► Area of Operation	Pump Duty
<b>Flows &amp; Pressures</b> 7500 l/min @ 960 kPa	
Area of Operation 2	
► Area of Operation	Design Flow & Pressure
<b>Flows &amp; Pressures</b> 3050 l/min @ 546 kPa	
<b>Additional Sprinkler System Designs Required</b>	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



Photo 1



Photo 2

### Number of Alarm Valves Installed

1 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

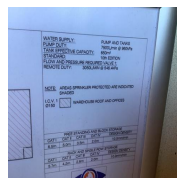


Photo 5

### 7.5 Sprinkler Valve Instruction Chart

Yes

### 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



## 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



Photo 7

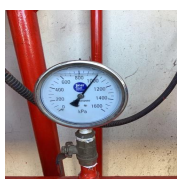


Photo 8

## Flow Test Results

Pass

## Recorded Flow and Pressure

4000 l/min @ 1000 kPa

## 7.15 Correct Pressure Gauges Installed

Yes

## 7.16 Correct Gauge Cocks Installed

No



Photo 9

All pressure gauges fitted to a sprinkler system shall be fitted with an isolating gauge cock with bleed to be able to confirm gauge operation back to zero and enable each pressure gauge to be readily removed without interruption of the installation water supplies.

#### 7.17 Flanges Short Bolted

Yes

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)

700

#### 7.23 Installation Pressure (kPa)

920

#### 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

No

All valves must be secured in their correct operative positions with light chains and padlocks that are keyed alike.

Non Compliance - Items

Recommendation Items

## 9. Sprinkler System

Sprinkler System

Area

Area 1

**Specified Area.**

Warehouse

System Issue

Issue

Issue 1

**Finding**

Pipe Support

**The sprinkler pipe work must be correctly supported.**



**Belt-to-belt hangers utilized.**



Belt-to-belt hangers must be removed and the pipe work correctly supported.

**Location of Finding.**

Main feed  
Distribution main



Photo 10



Photo 11

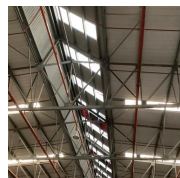


Photo 12

Issue 2

**Finding**

Pipe Support

**Hangers have come adrift and must be re-fixed to their original positions.**



**Location of Finding.**

Various on ranges



Photo 13

### 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.

Roof monitors



Photo 14

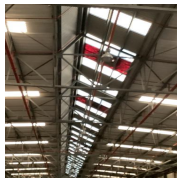


Photo 15



## 10. Proof of Inspection

Proof of inspection.

For and on behalf of client:

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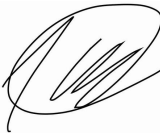
Camagwini Ngxokolo-Nomatye  
20.06.2024 12:26 SAST

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Proof of inspection.

ASIB Inspector:

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Keith van Onselen  
20.06.2024 12:26 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

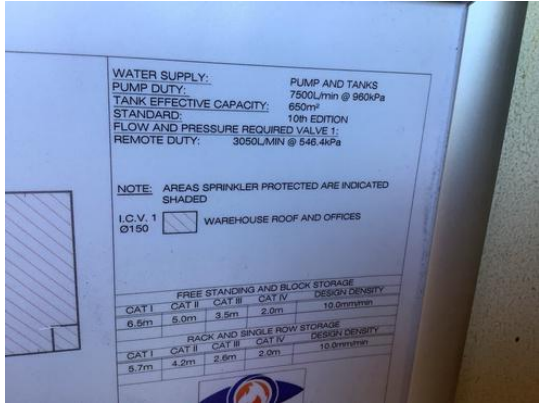


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10





Photo 11



Photo 12



Photo 13



Photo 14



Photo 15