

SERVICE REPORT

Heritage Aged Care - Twin Parks Reservoir	Report Number R-00837
33 Blake Street	Reference
Reservoir	Service Date: 12th September 2024
Victoria 3073	

Scope of Works
Fire Sprinkler System - Wet Pipe: Six-monthly (4)

1 Critical Defects	A defect that renders a system inoperative.
2 Non-critical Defects	A system impairment not likely to critically affect the operation of the system.
4 Non-conformances	Missing information or incorrect feature that does not affect the system operation.
1 Recommendations	A modification suggested to improve the system performance.
3 Informational Notes	Detailed advice or general comment.
0 Passed Assets	

Servicing Summary		
Service	Asset	Quantity
Fire Sprinkler System - Wet Pipe: Six-monthly	02 - Fire Sprinkler System - Wet Pipe	4

Maintenance

Fire Sprinkler System - Wet Pipe: Six-monthly

AS1851-2012 (a1) - Routine service of fire protection systems and equipment

Asset

Status

004 - Fire Sprinkler System Sprinkler Valve

Sprinkler booster East Blake st

FAIL



Non-conformance

ID: 775 [↗](#)

Added: 15th Apr 2024 2:28PM

Last Verified: 15th Apr 2024 2:30PM

Description:

Booster connection requires storz cap

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

Location:

East blake st

Quote: **SUBMITTED** [↗](#)



Click photos to enlarge

Non-conformance

ID: 774 [↗](#)

Added: 15th Apr 2024 2:28PM

Last Verified: 15th Apr 2024 2:30PM

Description:

Signage not clear

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

Location:

East blake st

Quote: **SUBMITTED** [↗](#)



Click photos to enlarge

003 - Fire Sprinkler System Sprinkler Valve

Sprinkler booster West blake street

FAIL

Asset

Status



Non-conformance

ID: 773 [↗](#)

Added: 15th Apr 2024 2:28PM

Last Verified: 15th Apr 2024 2:30PM

Description:

No storz cap

Resolution:

Location:

West blake street

Quote: **SUBMITTED** [↗](#)



Click photos to enlarge

Non-conformance

ID: 772 [↗](#)

Added: 15th Apr 2024 2:28PM

Last Verified: 15th Apr 2024 2:30PM

Description:

Signage non existent

Resolution:

Technician to investigate cause of issue and rectify where possible (excluding parts)

Location:

West blake street

Quote: **SUBMITTED** [↗](#)



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W.1 - Fire Sprinkler System Residential
Sprinkler System

West courtyard

FAIL



Asset	Status
<p>Critical defect ID: 1613 ↗</p> <p>Description: Sprinkler valves did not release under the required pressure.</p> <p>Resolution: Replace sprinkler valves. Quote required to rectify defect.</p>	<p>Added: 17th Sep 2024 3:35PM</p>
<p>Non-critical defect ID: 741 ↗</p> <p>Description: West: Street valve is full of debris and requires cleaning.</p> <p>Resolution: Quotation required for rectification</p>	<p>Added: 5th Apr 2024 1:19PM</p>
<p>Recommendation ID: 739 ↗</p> <p>Description: West: Kitchen no protection in kitchen hood</p> <p>Resolution:</p>	<p>Added: 5th Apr 2024 1:07PM</p>
<p>Informational ID: 743 ↗</p> <p>Description: West: Nurses' Station - 2 new sprinkler heads required.</p> <p>Resolution: Quotation required for rectification</p>	<p>Added: 5th Apr 2024 1:42PM</p>

**001 - Fire Sprinkler System Residential
Sprinkler System**

East - Outside left of main entrance

FAIL



<p>Non-critical defect ID: 740 ↗</p> <p>Description: East: Unable to locate the incoming Main Street valve</p> <p>Resolution: .</p>	<p>Added: 5th Apr 2024 1:12PM</p>
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Asset

Status

Informational

Added: 5th Apr 2024 1:45PM

ID: 745 [↗](#)

Description:

East: Main reception needs one head deleted as they're too close

Resolution:

Quotation required for rectification

Informational

Added: 5th Apr 2024 1:27PM

ID: 742 [↗](#)

Description:

East: Nurses' Station - 2 new sprinkler heads required

Resolution:

Quotation required for rectification

Photos



[Click photos to enlarge](#)

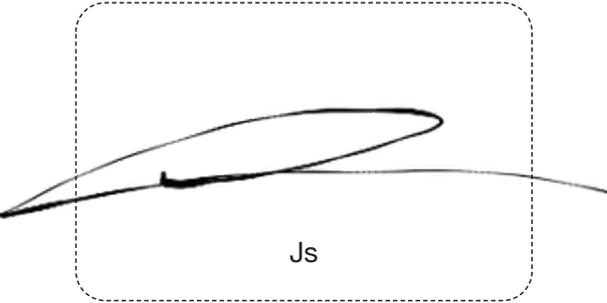
Technician Notes

- All sprinkler samples subjected to the Functional test failed. While the fusible components (fusible links) cleared the frames and deflectors satisfactorily the sprinkler seats did not clear to allow the flow of water when the sprinklers operated. The pressure was increased to 145kPa (Sample 8), 235kPa (Sample 9), 450kPa (Sample 10), 55kPa (Sample 11), 210kPa (Sample 12), 680kPa (Sample 13) and 80kPa (Sample 14) before the sprinkler cap released to allow the flow of water. This is in excess of the 35kPa required as per Clause 4.5.3(a) of AS4118.1.1-1996.
- All sprinkler samples subjected to the Temperature Release Test failed. While the sprinkler operated within the required parameters and the fusible component (fusible link) cleared the frames and deflectors, the sprinkler seat did not clear to allow the flow of water when the sprinklers operated. The pressure was increased to 230kPa (Sample 1), 110kPa (Sample 2), 475kPa (Sample 3), 510kPa (Sample 4), 280kPa (Sample 5), 85kPa (Sample 6) and 80kPa (Sample 7) before the sprinkler cap released to allow the flow of water. This is in excess of the 35kPa required as per Clause 4.5.3(a) of AS4118.1.1-1996.

Signoff

Maintenance has been carried out in accordance with Part 15 of the Victorian Building Regulations 2018.

Signatures

A handwritten signature in black ink, consisting of a large, sweeping loop followed by a horizontal line that extends to the right. The signature is contained within a dashed rectangular border.

Js

Company Accreditations: