

Dry Sprinkler Drum Drip Draining

PAGE 1: PER DRIP

Drain every drum drip on each dry-pipe system so trapped water can't freeze and split the pipe.

CODE NFPA 25, section 13.4.5.3.2 (2017 edition; renumbered 13.4.5.3.3 in 2023), requires auxiliary drains on dry-pipe systems to be drained after each operation of the system, before freezing weather, and as needed after that. The cadence on this sheet is FixGrid's standard for meeting that.

PROPERTY

BUILDING / RISER

DATE

PERFORMED BY

NEXT DUE

SAFETY Never open the top and bottom valves of a drum drip at the same time. It can trip the system.

- HOW OFTEN**
- Weekly from your first fall frost date to your last spring frost date.
 - Monthly the rest of the year (humid garages make condensate year-round).
 - After any trip (test or false trip): daily for 5 days. In cold months that includes weekends.

#	Before you start	OK	ACTION	DONE	N/A	NOTES
1	Quick-opening device (accelerator/exhauster), if present: taken out of service			☐	☐	
2	Dry valve air pressure: ____ psi. Compare to your baseline (first reading on record)	☐	☐			
3	Supply water pressure: ____ psi	☐	☐			
4	Valve room or enclosure temperature: ____ °F (40 °F minimum)	☐	☐			

Per drip

One line per drum drip, in walking order; write each location once and reuse it.

DRIP #	LOCATION	1ST DRAIN: WATER?	2ND CYCLE	RETURNED TO NORMAL
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐
		Y N	Dry Drops Steady	☐

2ND CYCLE Drain, close the bottom valve, open the top valve to refill from the system, close the top valve, drain again. Water on the first drain is normal. Record what comes out on the second.

INITIALS

SUPERVISOR REVIEW

DATE



Dry Sprinkler Drum Drip Draining (continued)



COMPLIANCE CHECKLIST

PAGE 2: FINISH

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PROPERTY

BUILDING / RISER

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PERFORMED BY

NEXT DUE

#	Finish	DONE	N/A	NOTES
5	Every drip back to normal: top valve open, bottom valve closed, plug in	☐		
6	Quick-opening device back in service (the round isn't finished until it is)	☐	☐	
7	Last day after a trip: photo of each drip showing no water	☐	☐	

If Action:

WHAT TO DO

- Air pressure 10% or more below baseline: open a ticket to check for a leak (about 4 psi on a typical 40 psi system).
- Room below 40 °F: restore heat now and report it as urgent.
- Water on the last post-trip day: drain again tomorrow and keep going until a round is dry on every drip.

CALL A LICENSED VENDOR WHEN

- Steady flow on the second cycle: call the sprinkler vendor the same day. Likely causes: the compressor needs draining, a leaking dry valve, or the last round wasn't fully drained.
- A drip valve that's stuck or won't operate: call the vendor the same day. Mark that drip out of service until it's fixed.

TIP Do sprinkler trip tests in warm months, between frost dates, so the drips are dry before freezing weather.

INITIALS

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DATE

