

# TheStPaul

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## *Recommendations*

### *Spring Creek Campus*

#### 2003-04-01 Fire Pump Churn Tests

Develop and implement a written program to conduct weekly churn tests on the fire pump. The test should include automatically starting the pump with a drop in system pressure and allowing the pump to operate for 10 minutes. The purpose of the testing is to promptly discover mechanical or electrical problems and have them repaired to ensure the pump will work properly when needed during an emergency.

#### 2003-04-02 Infrared Scanning

Conduct infrared thermographic imaging (heat sensing) as part of the overall building and equipment preventive maintenance program. Trained personnel should conduct the thermal imaging. Reports should be reviewed by an individual that has an in-depth understanding of the service systems (electrical, plumbing, etc.) at this facility. To locate contractors that provide infrared thermography services look in the telephone book yellow pages under "Infrared Inspection".

COMMENT: Infrared Thermography is an excellent tool for planned maintenance programs. Infrared imaging allows the user to see the heat being radiated by an object. This technique is excellent for preventing failures by detecting incipient faults in electrical equipment and insulation. It has also proven to be highly effective in preventing electrical fires, by detecting the excessive heat that can be generated by electrical breakdown, vibration, abrasion or faulty connections. Infrared thermography reports can be used both for corrective and preventive maintenance. Reports can be used to show areas that require immediate attention. They can also be filed and trended over time to detect patterns of faulty design and/or maintenance.

#### 2003-04-03 Hot Work Procedures

Cutting, welding and other hot work operations present a severe hazard and must be properly safeguarded. The St. Paul "Cutting/Welding Permit" system should be used whenever hot work operations must be conducted by maintenance personnel or outside contractors. An alternative to this is to use the procedures developed and implemented at the Preston Ridge Campus.

COMMENT: Portable welding equipment combined with careless use can lead to disaster. The St. Paul's cutting and welding permit system helps to emphasize proper safe hot work practices. The permit system combined with strong support by management and supervisors can help to reduce the loss exposure created by cutting, welding and other hot work.

## **2003-04-04 Fire Department Pre-Plan**

To assist the fire department in developing a "Pre-fire" plan, invite them to tour your facility on an annual basis so they become familiar with the building construction, layout and occupancy hazards.

COMMENT: Familiarization of building hazards by the fire department can assist in quick action during an emergency.

## ***Preston Ridge Campus***

### ***2004-04-05 Infrared Scanning***

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## ***Central Park Campus***

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#### **2003-04-03 Sprinkler System Impairment**

For proper management of any planned or emergency impairments to the fire protection equipment, the procedures listed in the St. Paul "Fire Protection Impairment Kit" should be followed for all impairments. Proper written procedures for minimizing scheduled or unscheduled maintenance time for your fire protection equipment is important to make sure the equipment is in the automatic mode, ready to operate if needed. In addition, written impairment procedures can minimize the possibility that fire protection systems are accidentally left shut off.

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