NFPA 25-Proposed 2026 Edition
Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems
TIA Log No.: 1831
Reference: Various paragraphs in Chapter 11
Comment Closing Date; October 20, 2025
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1. Revise various paragraphs throughout Chapter 11 as follows:

…

11.1.1.2 Table 11.1.1.2 shall be used to determine the minimum required frequencies for inspection, testing, and maintenance.

Table 11.1.1.2 Summary of Low-, Medium-, and High-Expansion Foam and Foam-Water Sprinkler System Inspection, Testing, and Maintenance

System/Component	Frequency	Reference
Inspection		
Control valve(s)	—	Chapter 13
Deluge/preaction valve(s)	—	Chapter 13
Discharge device location and position (spray nozzle)	Monthly	11.2.4.1.1
Discharge device location and position (sprinkler)	Annually	~~11.2.4.1.1~~ 11.2.4.1.2
Drainage in system area	Quarterly	11.2.7
Fire pump(s)	—	Chapter 8
Foam concentrate pump(s)	—	Chapter 8
Fittings corrosion	Annually	11.2.11
Fittings damage	Annually	11.2.11
Foam concentrate storage	Annually	11.2.9
Gauges	—	Chapter 13
Hangers/braces/supports	Annually	11.2.12
Pipe corrosion	Annually	11.2.11
Pipe damage	Annually	11.2.11
Proportioning system(s) — all	Monthly	11.2.8
Standard pressure proportioning pickup tube	10 years	~~11.2.8.5.2~~ 11.2.8.5.3
Line proportioner pickup tubes	Annually	~~11.2.8.6.3~~ 11.2.8.6.3.1
Foam tank inspection	Annually	11.2.9
Proportioning head	Annually	11.2.8.5.2
Water-powered proportioner pump leakage	Monthly	~~11.2.8.6.8~~ 11.2.8.6.8.1
Water-powered proportioner pump valve position	Monthly	~~11.2.8.6.8~~ 11.2.8.6.8.1
Water-powered proportioner pump oil level	Semiannually	~~11.2.8.6.8~~ 11.2.8.6.8.2
Water-powered proportioner pump shock absorbers	Semiannually	~~11.2.8.6.8~~ 11.2.8.6.8.3
Water-powered foam proportioning pump filters	Semiannually	11.2.8.6.8
Strainer(s) — mainline	Annually	Chapter 7
Strainer(s) — discharge device	After each use	11.2.6.1
Foam concentrate strainers	Annually	11.2.6.4
Water supply piping	—	Chapter 7
Water supply tank(s)	—	Chapter 9
Waterflow devices	—	Chapter 13

System/Component	Frequency	Reference
Supplementary hoses	—	Chapter 6
Auxiliary drain signage	—	Chapter 13
Supplementary hose stream nozzles	—	Chapter 6
Supplementary hose stream storage	—	Chapter 6
Fixed foam discharge outlet	Annually	11.2.4.2
Vapor seals	Annually	11.2.4.2.4
Fire department hose connections	—	Chapter 6
Hydraulic design information sign	—	Chapter 4
Foam dam	—	11.2.15
Pressure foam maker	Annually	11.2.4.2.5
Rupture disk	Annually	11.2.4.2.5.5
Alarm devices	—	*NFPA 72*
Operating instructions and training	Annually	11.2.17
High pressure cylinders	Annually	11.2.14
Foam in surrounding space of bladder	Annually	11.2.9.8
Test		
Backflow preventer(s)	—	Chapter 13
Complete foam-water sprinkler system(s) (operational test)	Annually	11.3.10.2
Control valve(s)	—	Chapter 13
Deluge/preaction valve(s)	—	Chapter 13
Detection system	—	*NFPA 72*
Discharge device location	Annually	11.3.10.2.7
Discharge device obstruction	Annually	11.3.10.2.7
Discharge device position	Annually	11.3.10.2.7
Fixed foam discharge outlet water flow	Annually	11.3.11
Pressure foam maker water flow	Annually	11.3.11.6
Fire pump(s)	—	Chapter 8
Foam concentrate pump(s)	—	Chapter 8
Manual actuation device(s)	Annually	11.3.10.4
Proportioning system(s) — all	Annually	11.3.2
Valve status test	—	Chapter 13
Water supply flow test	—	Chapter 7
Water supply tank(s)	—	Chapter 9
Waterflow alarm devices	—	Chapter 13
Supplementary hose streams	—	Chapter 6
Supplementary hose stream nozzles	—	Chapter 23 of NFPA 1930
Foam concentrate	Annually	11.3.1.1
Monitors	Annually	11.3.7
Oscillating monitor’s range of motion	Annually	11.3.7.2
Oscillating monitor full flow	5 years	11.3.7.3
Water-powered foam proportioning pump operation	Quarterly	11.3.4
Water-powered foam proportioning pump operation at specified rate of flow	Annually	11.3.4

System/Component	Frequency	Reference
Water-powered foam proportioning pump screwed connections	Semiannually	11.3.4
Water-powered foam proportioning pump valves	Semiannually	11.3.4
Bladder tank hydrostatic test	10 years	11.3.5.1
Foam concentrate tank hydrostatic test	10 years	11.3.5.1
High pressure cylinder	5 years/12 years	11.3.5.4
Underground piping	10 years	11.2.11.8
Maintenance		
Backflow preventer(s)	—	Chapter 13
Bladder sight glass cleaning	10 years	11.4.3.2
Check valve(s)	—	Chapter 13
Control valve(s)	—	Chapter 13
Deluge/preaction valves	—	Chapter 13
Detection system	—	*NFPA 72*
Detector check valve(s)	—	Chapter 13
Fire pump(s)	—	Chapter 8
~~Foam concentrate strainer(s)~~	~~Annually~~	~~11.2.6.4~~
Metallic atmospheric and pressure vessel storage tanks drain/flush	10 years	11.4.3.1
Foam concentrate pump(s)	—	Chapter 8
In-line balanced pressure type	—	—
Balancing valve diaphragm	5 year	11.4.4.3.3
Line type	—	—
Pressure vacuum vents	5 years	11.4.4.6
Proportioning system(s) standard pressure type	—	—
Ball drip (automatic-type) drain valves	5 years	11.4.4.1
Balancing valve diaphragm	5 years	11.4.4.2.3
Strainer(s) — mainline	—	Chapter 7
Water supply	—	11.4.2
Water supply tank(s)	—	Chapter 9
Hose valves	—	Chapter 13
Pressure gauges	—	Chapter 13
Fixed foam discharge outlet	Per manufacturer	11.4.4.8
Pressure foam maker	Per manufacturer	11.4.4.9
Monitors	—	Chapter 7
Monitor nozzles	—	Chapter 7
Supplementary hoses	—	NFPA 1930
Supplementary hose nozzles	—	NFPA 1930
Rupture disks	Per manufacturer	11.4.4.9.1
Water-powered foam concentrate proportioning pump shaft lubrication	Semiannually	~~11.4.4.5~~ 11.4.4.5.1
Water-powered foam concentrate proportioning pump oil change	5 years	~~11.4.4.5~~ 11.4.4.5.2

System/Component	Frequency	Reference
Water-powered foam concentrate proportioning vane replacement	Per manufacturer	~~11.4.4.5~~ 11.4.4.5.3
Auxiliary drains	—	Chapter 13

…

11.2.4.1.1 Foam-water ~~discharge devices~~ spray nozzles shall be ~~visually~~ inspected monthly to ensure they are in place, continue to be aimed or pointed in the direction intended in the system design, and are free from external loading and corrosion.

11.2.4.1.2 Foam-water sprinklers shall be inspected annually to ensure they are in place, continue to be aimed or pointed in the direction intended in the system design, and are free from external loading and corrosion.

[renumber subsequent sections]

…

11.2.4.2.4 Vapor Seal. Vapor seals shall be inspected annually.

11.2.4.2.4.1 Where a vapor seal is provided, the inspection shall verify the seal is present through one of the following means:

1. *Visual inspection, as follows:
    1. *Visual inspection shall be approved by the authority having jurisdiction prior to inspection.
    2. *Where provided with an inert gas system, the owner shall verify that the makeup gas is sufficient for the removal of a fixed foam discharge outlet lid.
2. *Use of an infrared camera
3. Gas monitoring, as follows:
    1. Where access to the chamber is provided, gas monitoring shall be permitted around the fixed foam discharge outlet lid and the air inlet to verify that the vapor seal is intact.
    2. Monitoring shall be permitted at the fire department connection on a semi-fixed foam system to verify that the vapor seal is intact.
    3. Monitoring shall be permitted at low-point drains of foam solution piping as a means to verify that the vapor seal is intact.
4. Other means as allowed and approved by the authority having jurisdiction and operator

11.2.4.2.5 Pressure Foam Makers. Pressure foam makers shall be inspected annually.

11.2.4.2.5.1 The inspection of pressure foam makers shall follow the manufacturer's specifications.

[renumber subsequent sections]

…

11.2.4.2.5.5 Where provided, rupture disks shall be inspected annually in accordance with the manufacturer's requirements.

…

11.2.6.4 Foam concentrate strainers shall be inspected ~~visually~~ annually to ensure the blowdown valve is closed and plugged.

11.2.6.4.1 Foam concentrate strainers provided on foam concentrate pump skids shall be inspected annually in accordance with Chapter 8.

11.2.7* Drainage. The area beneath and surrounding a foam-water spray system shall be inspected quarterly to ensure drainage facilities are not blocked and retention embankments or dikes are in good repair.

11.2.8* Proportioning Systems. Proportioning systems shall be inspected monthly unless otherwise specified within this standard.

…

11.2.8.5 Standard Pressure Proportioner.

11.2.8.5.1* The pressure shall be removed before inspection of the standard pressure proportioner to

prevent injury.

11.2.8.5.2 The inspection of the standard pressure proportioner shall include the following:

1. Ball drip valves (automatic drains) are verified as free and opened.
2. The foam concentrate pickup tube is verified as intact, not damaged, or clogged by removing the proportioning head.

11.2.8.5.3 Standard pressure proportioning pickup tubes shall be inspected every 10 years.

…

11.2.8.6.3 Line Proportioner. The inspection of the line proportioner shall include the following:

1. Strainers are inspected in accordance with 11.2.6.1.
2. Pickup pipes inside the tank are inspected for corrosion and plugging.

11.2.8.6.3.1 Line proportioner pickup tubes shall be inspected annually.

…

11.2.8.6.8 Water-Powered Foam Concentrate Proportioner Pump. Water-powered proportioner pump systems shall be inspected monthly.

11.2.8.6.8.1 The inspection of the water-powered foam concentrate proportioner pump shall include the following:

1. Valves are verified to be in the proper operational position in accordance with the manufacturer's specifications.
2. Absence of leakage on the unit or connections is verified.
3. ~~The oil level is verified to be at the appropriate mark.~~
4. ~~Shock absorbers are evaluated for wear at the coupling between the water motor and the proportioning pump.~~

11.2.8.6.8.2 The oil level shall be verified to be at the appropriate level semiannually.

11.2.8.6.8.3 Shock absorbers shall be inspected for wear at the coupling between the water motor and the proportioning pump semiannually.

…

11.2.9 Foam Concentrate Storage. Foam concentrate storage shall be inspected annually to ensure it is accessible and free from leakage, damage, and corrosion.

…

11.2.14 High-Pressure Cylinders. High-pressure cylinders shall be inspected annually.

…

11.2.17 Operating Instructions and Training. Operating instructions and training shall be reviewed annually.

11.2.17.1 Review ~~Inspection~~ shall verify that the system operation, system deactivation, acceptance/commissioning test results, maintenance instructions, and layouts are in place at control equipment with copies of each on file.

…

11.3.4 Water-Powered Foam Concentrate Proportioner Pumps. Water-powered foam concentrate proportioner pumps shall be tested quarterly.

11.3.4.1 Testing of water-powered foam concentrate proportioner pumps shall include the following steps:

1. Operate the water motor driven pump in accordance with manufacturer's specification.
2. Operate manual air bleed valve, pressure relief valves, and operational valves in accordance with the manufacturer's specification.
3. Check filters for contamination in accordance with the manufacturer's specifications.
4. ~~Check screwed connection for tightness.~~
5. ~~Operate the water-powered foam concentrate proportioner pump to the installed specifications for rate of flow and conduct a proportioning test in accordance with the manufacturer's procedures and specifications.~~

11.3.4.2 Screwed connections shall be tested semiannually for tightness.
11.3.4.3 Manual air bleed valves, pressure relief valves, and operational valve shall be tested semiannually in accordance with manufacturer's procedures and specifications.
…
11.3.5.1* Standard pressure proportioner tanks and bladder tanks shall undergo hydrostatic testing ~~in accordance with Table 11.1.1.2~~ every 10 years.
…
11.3.7 Monitors. Monitors shall be tested annually to ensure proper function.
…
11.3.11.6 Pressure Foam Makers. Pressure foam makers shall be tested for waterflow annually.
11.3.11.6.1 Testing shall follow the manufacturer's recommendations.
~~**11.3.11.6.1**~~ **11.3.11.6.1.1** Gate valves shall be tested in accordance with 13.3.3.1.
~~**11.3.11.6.1.1**~~ **11.3.11.6.1.2*** The authority having jurisdiction shall approve the operation of the gate valve downstream of the rupture disk or check valve.
…
11.4.3.1 Metallic Atmospheric and Pressure Vessel Storage Tanks. Metallic atmospheric and pressure vessel storage tanks shall be drained and flushed in accordance with the manufacturer's specification as to not exceed every 10 years.
…
11.4.3.2 Bladder ~~Tanks~~ Tank Sight Glass. Sight glass, where provided, shall be removed and cleaned at least every 10 years.
…
11.4.4.1 Standard Pressure Proportioners. The ball drip (automatic-type) drain valves shall be disassembled, cleaned, and reassembled at least every 5 years.
…
11.4.4.2.3 Flushing. The diaphragm balancing valve shall be flushed through the diaphragm section with water or foam concentrate until fluid appears clear or new every 5 years.
…
11.4.4.5 Water-Powered Foam Concentrate Proportioner Pumps. ~~The maintenance of water-powered foam concentrate proportioner pumps shall include the following steps:~~

1. ~~Provide lubrication to the shaft of the proportioning pump in accordance with the manufacturer's specifications.~~
2. ~~Change oil to the water-driven pump.~~
3. ~~Change the vanes to the water-driven pump, when appropriate, in accordance with the manufacturer's specifications.~~

11.4.4.5.1 Water-powered foam concentrate proportioner pump shafts shall be lubricated semiannually in accordance with the manufacturer's specifications.
11.4.4.5.2 Water-powered foam concentrate proportioner pump oil shall be changed in accordance with the manufacturer's specifications at least every 5 years.
11.4.4.5.3 Water-powered foam concentrate proportioner pump vanes shall be changed, when appropriate, in accordance with the manufacturer's specifications.
…

Substantiation: Chapter 11 of NFPA 25 does not line up with the standard format. Table 11.1.1.3 provides the frequencies and then the standard verbiage itself does not provide the frequencies. The sections themselves do not provide the requirement and frequency. This proposed text aligns Chapter 11 with the rest of the NFPA 25 format and makes the chapter itself useful and aligns the Table with the sections.

Emergency Nature: The standard contains an error or an omission that was overlooked during the regular revision process. The NFPA Standard contains a conflict within the NFPA Standard or with another NFPA Standard.

This TIA addresses an error (1) that should have been addressed during the 2026 revision cycle and also resolves a conflict (2) within the standard that has been present for multiple editions. 1) The sections in Chapter 11 do not include the frequencies provided in the Table. 2)The rest of the NFPA 25 Standard provides frequencies within the body of the Chapter except for in Chapter 11.

Anyone may submit a comment by the closing date indicated above. Please identify the TIA number, state whether you SUPPORT or OPPOSE the TIA along with your comment, and forward to the Secretary, Standards Council. **SUBMIT A COMMENT**