

Sample warehouse assessment

Site assessment · Example distribution warehouse, Gauteng

13 October 2026 · 12 items · recording 1:48

Reviewed by Sample reviewer on 13 October 2026

Summary

Most of the fire equipment at the warehouse needs attention: the fire alarm panel shows two zone faults with the buzzer silenced, two 9 kg DCP extinguishers in aisle four are discharged, and the loading-dock hydrant landing valve has no hand wheel. The fire door to the warehouse is wedged open with a broken self-closer, the gas suppression system in the server room has a low cylinder gauge and an uncovered abort switch, and the dock emergency lights do not work. The reception extinguisher and three of the four hose reels in aisle four are in order.

4

CRITICAL

5

DEFECT

1

ADVISORY

2

OK

Findings



1. Main entrance and reception — Fire alarm panel × 1 DEFECT

FINDING

Panel behind reception shows two zone faults and the buzzer has been silenced.

RECOMMENDATION (INVESTIGATE)

Have a SAQCC Fire-registered detection technician investigate and correct the two zone faults on the fire alarm panel behind reception, and record the faults and their correction.

Basis: SANS 10139 SAQCC Fire



2. Main entrance and reception — 4.5 kg DCP extinguisher × 1 OK

FINDING

Next to the reception desk; service label current, pin and seal in place.

RECOMMENDATION (NONE)

No action required.



3. Warehouse floor — Fire door between office block and warehouse, with self-closer × 1 **CRITICAL**

FINDING

Door is wedged open with a pallet and the self-closer is broken; narrator called this dangerous.

RECOMMENDATION (REPAIR)

Have the broken self-closer on the fire door between the office block and the warehouse repaired by a suitable door contractor, and ensure management stops the door being wedged open.

Basis: [OHS Act](#)



4. Aisle four — Hose reel × 3 **OK**

FINDING

Hose reels along the racking are in order.

RECOMMENDATION (NONE)

No action required.



5. Aisle four — Hose reel (at the end of the racking) × 1 **DEFECT**

FINDING

Hose reel is in order but obstructed by stock stacked in front of it.

RECOMMENDATION (REFER)

Have the client remove the stock stacked in front of the hose reel at the end of aisle four and keep access to it clear.

Basis: [OHS fire regulations](#) [SANS 10400-W](#)



6. Aisle four — 9 kg DCP extinguisher × 2 **CRITICAL**

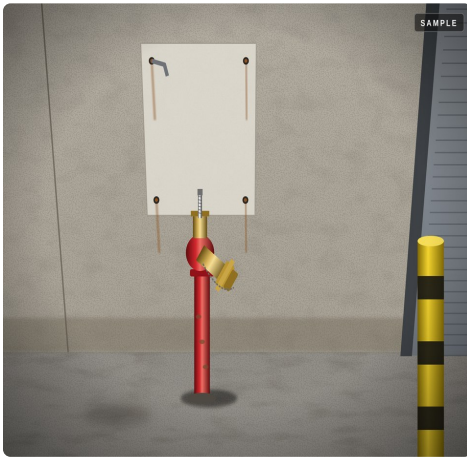
FINDING

Both on the end of the racking are discharged; gauges in the red.

RECOMMENDATION (SERVICE)

Have both 9 kg DCP extinguishers on the end of the racking recharged by a SANS 1475 permit holder, using SAQCC Fire-registered technicians, and new service labels fitted.

Basis: [SANS 1475-1](#) [SANS 10105-1](#) [SAQCC Fire](#)



7. Loading dock — External fire hydrant: hose box and landing valve hand wheel × 1 **CRITICAL**

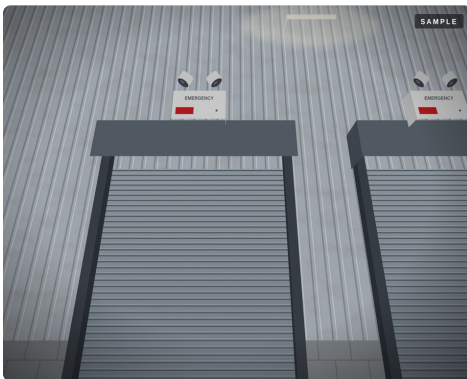
FINDING

Hydrant has no hose box and the landing valve hand wheel is missing, so the valve cannot be operated.

RECOMMENDATION (REPLACE)

Have a competent fire-installation contractor fit a new hand wheel to the landing valve of the external hydrant at the loading dock and supply a hose box for it, using components that meet SANS 1128-1.

Basis: [SANS 1128-1](#) [SANS 10400-W](#)



8. Loading dock — Emergency lights over the dock doors **ADVISORY**

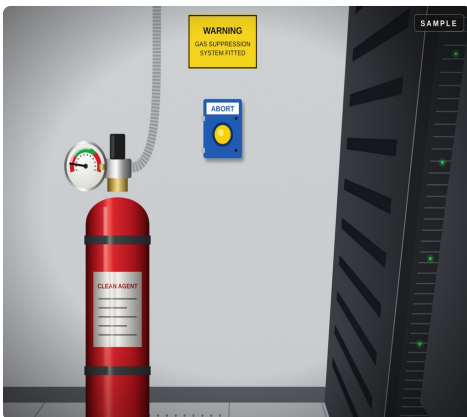
FINDING

Emergency lights do not come on when tested.

RECOMMENDATION (REFER)

Refer to the client: have their qualified electrician repair the emergency lights over the dock doors so they operate when tested.

Basis: [SANS 10114-2](#)



9. Server room — Gas suppression system: cylinder pressure gauge and abort switch × 1 **CRITICAL**

FINDING

Cylinder pressure gauge reads low and the abort switch is missing its cover; narrator asked for urgent investigation.

RECOMMENDATION (INVESTIGATE)

Have a competent gas-suppression contractor urgently investigate the low cylinder pressure and the missing abort switch cover on the server room gas suppression system.

Basis: [SANS 14520](#)



10. Server room — 5 kg CO2 extinguisher × 1 **DEFECT**

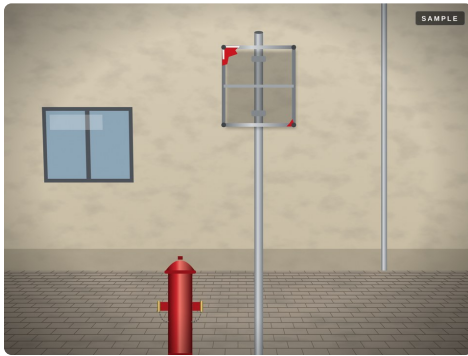
FINDING

At the server room door; discharge horn is cracked.

RECOMMENDATION (REPLACE)

Have the cracked horn on the 5 kg CO2 extinguisher at the server room door replaced by a SANS 1475 permit holder, using SAQCC Fire-registered technicians.

Basis: [SANS 1475-1](#) [SANS 10105-1](#) [SAQCC Fire](#)



11. Yard — Hydrant sign × 1 DEFECT

FINDING

Hydrant sign is missing.

RECOMMENDATION (INSTALL)

Supply and fit a standard symbolic hydrant sign in the yard.

Basis: SANS 1186-1



12. Yard — Assembly point sign × 1 DEFECT

FINDING

Assembly point sign has faded.

RECOMMENDATION (REPLACE)

Supply and fit a new standard symbolic assembly point sign in the yard to replace the faded one.

Basis: SANS 1186-1

Standards and legal references

The references below indicate the standards and laws that usually apply to the items found. They are not a legal opinion. Whether a requirement applies can depend on the building's occupancy, its size and local by-laws, and must be confirmed by a competent person against the current editions. **The reference list in this document has not yet been verified.**

Occupational Health and Safety Act 85 of 1993 (act)

The main workplace safety law. It places a general duty on every employer to provide and maintain, as far as reasonably practicable, a workplace that is safe and without risk to health.

Fire-precaution and means-of-egress regulations under the OHS Act (Environmental Regulations for Workplaces, reg. 9, or their current successor) (regulation)

Regulations made under the OHS Act on fire precautions in workplaces: fire-fighting equipment suitable for the risk, kept in good working order, and clear escape routes.

SANS 10400-W: The application of the National Building Regulations — Part W: Fire installation (standard)

Water-based fire installations in buildings: fire water supply, hose reels and hydrants.

SANS 1475-1: The production of reconditioned fire-fighting equipment — Part 1: Portable rechargeable fire extinguishers (standard)

The standard that governs servicing, recharging and reconditioning portable extinguishers. Service companies work under a SANS 1475 permit, and the work is done by registered technicians who fit a service label.

SANS 10105-1: The use and control of fire-fighting equipment — Part 1: Portable and wheeled (mobile) fire extinguishers (standard)

Choosing the right extinguisher for the risk, where and how to mount it, signage, and routine inspection and maintenance.

SANS 1128-1: Fire fighting equipment — Part 1: Components of underground and above-ground hydrant systems (standard)

The product standard for hydrant valves and related hydrant-system components.

SANS 10139: Fire detection and alarm systems for buildings — System design, installation and servicing (standard)

Design, installation, commissioning and servicing of fire detection and alarm systems: panels, detectors, manual call points and sounders.

SANS 14520: Gaseous fire-extinguishing systems (standard)

Fixed gas suppression systems (e.g. in server or switch rooms): design, installation and maintenance.

SANS 1186-1: Symbolic safety signs — Part 1: Standard signs and general requirements (standard)

The standard symbols, colours and general requirements for safety signs, including fire-equipment and escape signs.

SANS 10114-2: Interior lighting — Part 2: Emergency lighting (standard)

Emergency lighting, including lit escape-route and exit signs, so that people can leave safely when normal lighting fails.

SAQCC Fire: South African Qualification and Certification Committee (fire) (scheme)

The body that registers people competent to service and install fire-protection equipment (extinguishers, hose reels, detection, etc.).

Terms used

DCP

Dry chemical powder: a multi-purpose extinguishing agent for most ordinary, liquid and electrical fires.

CO2

Carbon dioxide extinguisher: gas agent suited to electrical and flammable-liquid fires; leaves no residue.

service label

The label fitted when an extinguisher is serviced, showing who serviced it and when it is next due.

hose reel

A fixed reel of semi-rigid hose connected to the water supply, for first-aid fire-fighting.

hydrant

A valved outlet on the fire water main to which fire-brigade hoses connect.

landing valve

A hydrant valve on a floor landing inside a building.

SAQCC Fire

South African Qualification and Certification Committee (fire): registers competent fire-protection practitioners.

SANS

South African National Standard, published by the South African Bureau of Standards (SABS).

Open questions

- Which two alarm zones are in fault, and who silenced the buzzer?
- Aisle four extinguishers: transcript reads 'Put a two nine kilo DCPs'; confirm these are two existing 9 kg DCP units (not a request to install new ones).
- Server room CO2: transcript reads 'Put a five kilo co2'; confirm this is an existing 5 kg CO2 extinguisher at the door rather than a request to install one.
- Which hose reel is 'the one at the end' of aisle four?
- Loading dock hydrant: what should the new hose box contain (hose, branch pipe)? Not stated.
- How many emergency lights over the dock doors are not working?
- Who should repair the fire door self-closer (door contractor or the client's maintenance staff)?
- Whether SANS 10400-T signage requirements apply depends on the building's occupancy class and size, which were not narrated; confirm.