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Dry System Maintenance from NFPA 25, 2011.

13.4.4.3 Maintenance.

13.4.4.3.2* Auxiliary drains in dry pipe sprinkler systems shall be drained after each operation of the system, before the onset of freezing weather conditions, and thereafter as needed.

A.13.4.4.3.2 Removing water from a dry system is an essential part of a good maintenance program. Failure to keep the dry system free of water can result in damage and expensive repairs to both the system and building. A program for monitoring the condition of the system and the operation of the auxiliary drains should be instituted. Auxiliary drains should be operated on a daily basis after a dry sprinkler system operation until several days pass with no discharge of water from the drain valve. Thereafter, it might be possible to decrease the frequency to weekly or longer intervals depending on the volume of water discharged. Likewise, when preparing for cold weather, the auxiliary drains should be operated daily with the frequency of operation decreasing depending on the discharge of accumulated water. In many cases, the frequency of the operation can decrease significantly if a system is shown to be dry. A quick-opening device, if installed, should be removed temporarily from service prior to draining low points.

Handbook Commentary: The low point drain in a dry pipe system is commonly referred to as a condensate nipple. The condensate nipple consists of a 1 ft length of 2 in. pipe with a 1 in. valve on each end. The upper valve is closed to isolate the condensate nipple from the dry pipe system. Next, the lower valve is opened to drain any moisture from within. Once draining is complete, the upper valve is opened to allow moisture to drain into the condensate nipple.