FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View,
Estover
Plymouth
PL6 7TL

Document Version 1
Survey Date 22/06/2025
Suggested Review Date 22/06/2030

EXTERNAL WALL SURVEY

380-450 BEACONVIEW ROAD

380 - 450 Beaconview Road
Beaconview Road
West Brom
B71 3PH

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Summary

External Wall Survey

Assessment and Certificate Reference
RB-PPPCP1

Assessed On, By
22/06/2025, Douglas Murray (Building Safety Consultant)
(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Approved / Validated On, By
03/09/2025, James Major (Facade Manager)

Recommended Review Date
22/06/2030

Produced For the Responsible Person
Sandwell Metropolitan Borough Council

Specification Conforms To
Our own internal quality system.

Assessment Scope
Assessment applies only to the building specified.

Assessed Property

Property Name
380-450 Beaconview Road

Property Reference
RB-6HM18I

Address
380 - 450 Beaconview Road
Beaconview Road
West Brom
B71 3PH

Assessing Organisation
Firntec Ltd
4a Darklake View, Estover, Plymouth, Devon, PL6 7TL
0345 646 1566 — www.firntec.com

Abbreviation/ Term Definition

- **ACM** Aluminium Composite Material
- **ADB** Approved Document B
- **AOV** Automatic Opening Vent
- **BSA** Building Safety Act
- **Cavity Barrier** Product used to close or separate a concealed space to restrict fire and smoke
- **Close State Cavity Barrier** Cavity Barrier designed to be fitted under compression/friction between inner and outer surfaces of a cavity to seal it
- **Open State Cavity Barrier** Cavity Barrier that is open to allow ventilation/drainage of cavity in open state but closes when a developing fire occurs (e.g., intumescent strip)
- **Combustible** Not classified as A1 OR A2 in accordance with BS EN 13501-1: 2018, and not meeting definitions of non-combustible or limited combustibility
- **Compartmentation** Subdivision of building by fire resisting walls and/or floors for limiting fire spread
- **EPS** Expanded Polystyrene
- **EWS1** External Wall System Fire Valuation Form
- **FB** Fire Barrier - Separating element with fire integrity for a specific time
- **Fire Stop** Barrier seal to close an imperfect fit in design between elements of components to stop the spread of fire
- **FRAEW** Fire Risk Appraisal of External Walls
- **FRA** Fire Risk Assessment
- **FRS** Fire and Rescue Services
- **FSA** Fire Safety Act
- **HPL** High Pressure Laminate
- **HRR** Heat Release Rate
- **MDF** Medium Density Fibre Board (a type of manufactured timber)
- **PIR** Polyisocyanurate Rigid Foam
- **PUR** Polyurethane Foam
- **RP** Responsible Person
- **RRFSO** Regulatory Reform (Fire Safety) Order
- **SFS** Steel Framing System
- **SIB** Secure Information Box # Overview

Terms of Reference

Overview

Firntec have been instructed by the client to undertake an intrusive inspection of the external walls, attachments, windows and doors to the appointed building as addressed on the cover page.

The purpose of the report is to identify the construction, make-up and materials used within each external wall type and attachment on the building as required under the Fire Safety Act 2021.

Scope of Works

The client has requested Firntec to undertake an intrusive inspection of the external walls, attachments, windows and doors.

The purpose of this survey report is to assess the external walls and attachments construction to identify the materials used, installation method, presence of any cavity barriers or fire stopping and the configuration on the building.

For any identified materials within the construction of the sample, a euro-classification rating in accordance with BS EN 13501-1 will be assigned where applicable.

Within the findings of each wall type and attachment, where applicable, detailed comments will be provided on the findings, with reference to quality of workmanship or other identified factors within the construction.

The intent of the report is not to assign any level of risk, conclusion or recommendations, but should it be identified during the intrusive investigation that there is an immediate risk to life safety, interim measures may be recommended.

Limitations

The inspection of any external wall types or attachments are undertaking by the defined terms as described in Approved Document B:

- External Wall: Includes all of the following.

• Anything located within any space forming part of the wall.
• Any decoration or other finish applied to any external (but not internal) surface forming part of the wall.
• Any windows and doors in the wall.
• Any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance

- Specific Attachment Includes any of the following.

• A balcony attached to an external wall.
• A device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall.
• A solar panel attached to an external wall.

The findings within the report will not state any areas of compliance with advisory sub-clauses of the relevant Approved Document B, nor does it aim to guarantee compliance with the mandatory clause of B4(1) and our comments cannot be interpreted as such.

We endeavour to undertake intrusive inspections at various elevations and varying heights, however, this may not always be achievable due to mitigating factors out of our control such as access or weather conditions.
The findings of the investigation are limited to each precise inspection location and cannot be used to confirm absolute consistency of the façade in its entirety.

The manufacturer of a product cannot be confirmed with absolute certainty unless the sampled materials carry the product branding inclusive of the product number.

Where product branding is absent or ambiguous, we will where provided, refer to as-built drawings and

specification contained in the O&M manuals, However, this does not guarantee or confirm the products used in construction.

Assumptions

It is understood that the absence of evidence, is not evidence of the absence; therefore, Where a products branding is absent we will use our professional engineering judgment, and any assumptions made with regards to the materials combustibility should be submitted for further testing to verify this.

It has been assumed that documentation regarding the buildings fire safety, fire strategy, construction details and O&M manuals have been provided for our reference within the report.

Outcomes

The findings within this report do not assign any level of risk, conclusion or recommendations, nor does it confirm any compliance with applicable building regulations at the time of construction.

The findings of this report may form part of the gathered information to form such reports as:
- PAS9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice or;
- External Wall Compliance at Time of Construction Report.

If during the intrusive survey any ACM is identified to be present, this will be reflected within the report and evidence requested to determine its calorific value, if this evidence is not available a request of sample testing may be recommended separate to this report.

Asset Information

Client Name

Sandwell Metropolitan Borough Council

Client Address

Sandwell Council House, Freeth Street, Oldbury B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not Required

Contact Details

As Provided by Client

Fire Alarm System

Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. Based on the previous risk assessments the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. There is no effective means for detecting an outbreak of fire to communal areas.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Emergency lighting appears to conform to the requirements of BS5266-1 design standard. The system appears to provide adequate coverage and be in good working order (indicator lights active on luminaires). Luminaires appear to be correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

Portable Fire Fighting Equipment installed within staff only / Restricted areas of the building

Portable Fire Fighting Equipment

CO_2 extinguisher in lift motor room; annually serviced

Smoke Control

Natural smoke control, Smoke control installed

Smoke Control

Automatic Opening Vents (AOVs) are installed to both the front and rear stairwells on floors 2, 5, and 7, forming part of the smoke control strategy; these are maintained biannually by a competent contractor in accordance with BS 7346, with a central master reset switch provided.

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

Bin store protected by deluge system; biannual servicing .

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

The building is equipped with a dry riser system serving all floors from the 1st to 8th, with the inlet located in a secured cupboard at ground level; a firefighter override switch is provided at the main entrance, and a Premises Information Box (PIB) containing floor plans and vulnerability data is located in the ground floor lobby for use by the West Midlands Fire Service (WMFS).

Access for fire-fighting vehicles

Good access for firefighting vehicles
NOTE This is where access exceeds benchmark guidance on access for firefighting vehicles, taking into account the size of the building (floor area), height of the building and whether fire mains are present in the building. This might be the case where access is possible to all elevations of the building.

Fire Hydrant Location/ Water Supply

Public fire hydrant are available. Located to the front of the building within close proximity as shown on the arrival information.
Public fire hydrants can be located: https://dataservices.riscauthority.co.uk/map/index

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Housekeeping

Clean; daily checks and bulk item removal in place .

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

Gerda PIB at rear GF lobby; white box at front door .

Signage

Appropriate signage installed throughout premises

Signage

Generally adequate throughout

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

Wates system-built concrete/brick structure (c.1962), flat roof, two protected staircases,

Guidance Applicable At Time Of Construction

CP3: Chapter IV (1962) – Precautions against fire (Code of Practice for means of escape)
Building Regulations 1965 (post-construction, but indicative of practices being adopted in late 1950s–early 60s)
Byelaws of Local Authorities (pre-Building Regs): likely Sandwell/Tipton area-specific fire precautions and structural standards
Joint Fire Code and Ministry of Housing Circulars (influence on staircase protection and early compartmentation norms)
BS 476 Parts 4 and 5 (1953 & 1959 editions) – classification of materials and fire doors used at the time

Building Height

Overall Building Height Approximately 30m
Highest Occupied Floor Level 27m
(calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

External Dimensions

Estimated Building Footprint (external dimensions): ~16 m × 11 m, subject to site confirmation.

Number of Storeys (Ground and above)

9

Number of Basement Levels

Not applicable

Number of Flats

36

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction which has had refurbishment works including UPVC windows, insulation and render facade over the existing facade.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

Day staff

~ Number of Employees on duty

1

Employees (Extended)

No staff on site (Occasional staff attendance expected - low numbers anticipated)

Residents

Yes

Approx number of Residents

72

Residents (Extended)

Assumed to be two residents per flat (Exact numbers not known)

Visitors

Not Known

Visitors (Extended)

Residential block - low number of visitors expected at any one time

People With Reduced Mobility

Not Known

People with Reduced Mobility (Extended)

General Needs - No information however, General Needs premises so occupants are typical of the general population

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are sufficient fire exits from the premises of suitable width and within acceptable travel distances. These will allow all persons in the premises to evacuate safely in the event of fire. Emergency exits open outwards in escape direction.

Number Of Internal Escape Stairs

Two protected staircases serve all floors, located at front and rear of the building.

Number Of Final Exits

Front entrance (main door, fob + firefighter override access)
Rear entrance (secured, with internal access to rear lobby and firefighter switch)

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

No

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

Current Evacuation Strategy for the property considered appropriate?

Yes

What is the recommended evacuation strategy for the property?

Stay Put

Executive Summary

Summary

SUMMARY INFORMATION
A Step 1 Fire Risk Assessment of External Wall Construction (FRAEW) was conducted on 11/07/2025 at Beaconview Road, 380–450, West Bromwich, in accordance with PAS 9980:2022. The assessment focused on the risk of external fire spread, considering the building's height, façade system, service penetrations, occupancy, and Stay Put strategy. The approach was proportionate and evidence-based, aligning with duties under the Fire Safety Act 2021 and the Regulatory Reform (Fire Safety) Order 2005.

Beaconview Road 380–450 comprises Ground plus 8 upper storeys (9 storeys total), with 36 self-contained flats, accessed via two protected stairwells and a single lift.

PROPERTY DESCRIPTION
The building is a 1962 concrete-frame high-rise block, refurbished in 2011 with a non-combustible external wall system. The external façade includes A1-rated ceramic tiles and A2-s1,d0-rated Rockwool insulated render from 1st to 8th floors, with brickwork (A1-rated) to the ground and first floor. Each flat opens from a central lobby, and access is secured by electronic entry with override for fire service use.

Service penetrations and wall cavities have been visually inspected, with mineral wool insulation confirmed, though gaps and incomplete seals around services were noted in several locations.

EVACUATION STRATEGY
The building operates a Stay Put – Unless Affected strategy, supported by:
FD30S composite flat entrance doors (Permadoor, certified)
Two protected stairwells with AOVs at floors 2, 5, and 7
Nominal FD30S-rated communal and cupboard doors with upgrades
Effective vertical and horizontal compartmentation

BUILDING RISK PROFILE (PAS 9980:2022)
Occupancy Profile:
Ci – Residents in long-term individual occupancy, no overnight staff.
A/B – Awake and familiar/unfamiliar persons in communal circulation.

Fire Growth Rate Assumed: 2

Risk Categories Applied:
A2 / B2 – Common escape areas
Ci2 – Sleeping accommodation (residential flats)
Smoke/heat detection provided within flats only (minimum LD3).

EXTERNAL WALL CONSTRUCTION
1st–8th Floors (All Elevations):
Rockwool mineral wool insulation (A2-s1,d0)
Alphaton ceramic tiles (A1)
Carrier rail system with ventilated cavity

Ground–1st Floor:
Traditional brick façade (A1)
Cavity and Penetrations:
Ventilated cavity observed (~90–95 mm depth)
Unsealed service penetrations noted in several images
No combustibles observed, but barrier completeness unconfirmed

Balconies:
No combustible attachments observed externally.

FIRE RISK RATING (FRAEW)
Based on available evidence, the external wall system presents a Low to Medium risk of external fire spread. There

are no combustible materials or façade elements that would undermine the Stay Put evacuation approach.

FRAEW External Wall Risk Rating: Low to Medium
Remedial Action Required: None relating to cladding or balcony construction
Further Intrusive Investigation: Not required at this time

Assessor Details

Douglas Murray Bsc Building Surveying GIFireE NEBOSH Fire Safety ABBE DipFRA | Firntec
Fire Safety Consultant
Main Line: 01752 977147

Assessor Competency Statement

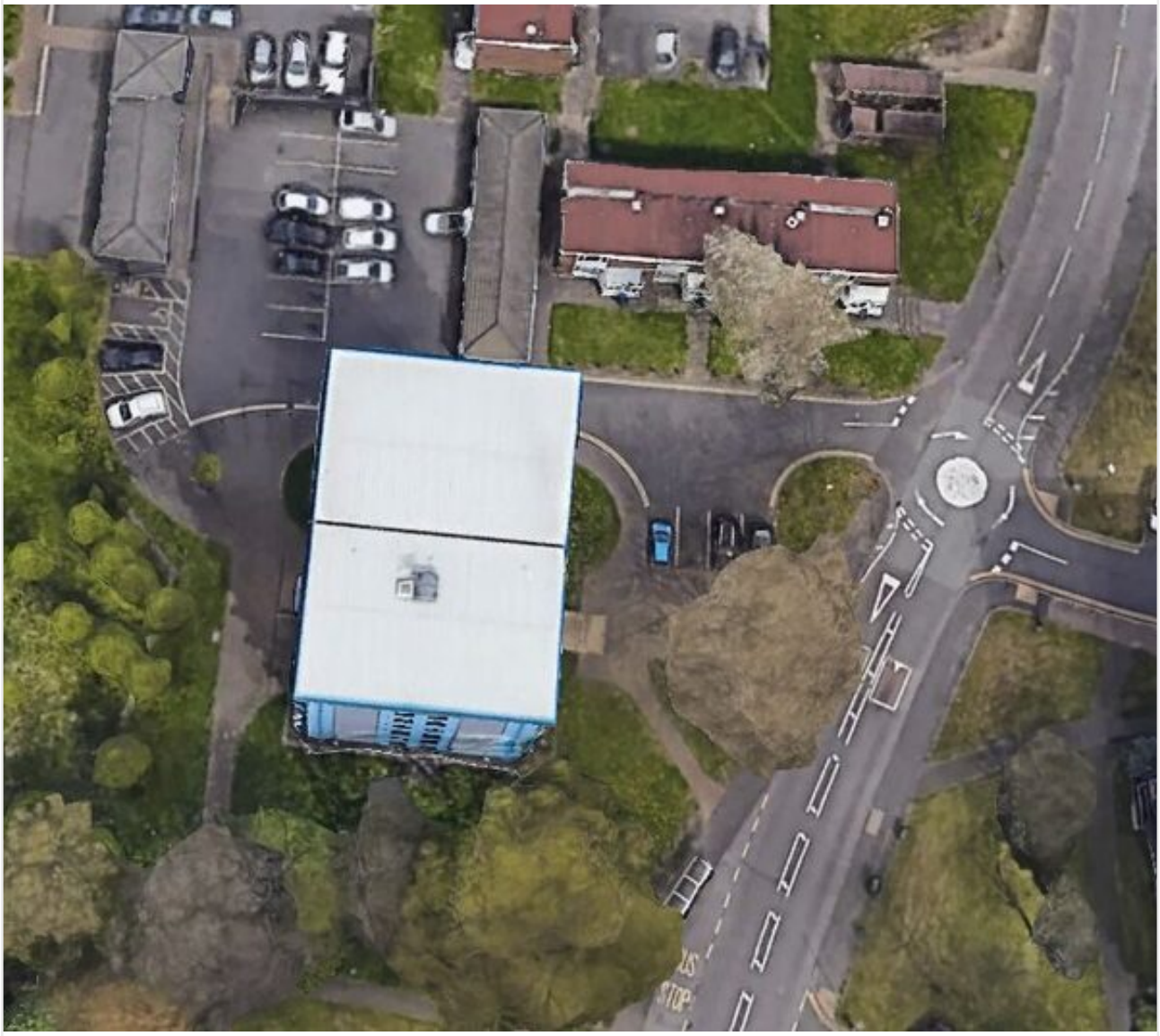
Mr. Douglas Murray is a highly experienced Building Surveyor and Fire Safety Consultant with over 30 years of industry expertise, including eight years specialising in fire safety, cladding risk assessment, and regulatory compliance across complex residential and mixed-use settings. He holds a BSc in Building Surveying, the ABBE Level 4 Diploma in Fire Risk Assessment, and the NEBOSH Fire Safety Certificate. Douglas is a Graduate of the Institution of Fire Engineers (GIFireE), a Member of the Fire Protection Association (MFPA), and an Associate Member of the Royal Institution of Chartered Surveyors (AssocRICS).

Douglas's professional practice spans all major fire risk assessment types (Type 1–4), Fire Risk Assessments of External Walls (FRAEW), retrospective and design-stage Fire Strategy Reports, and litigation-support surveys under the Defective Premises Act. He has led fire consultancy input for housing associations, local authorities, NHS Trusts, commercial developers, and hotel operators, including high-rise buildings, sheltered housing, heritage refurbishments, and occupied retrofit schemes.

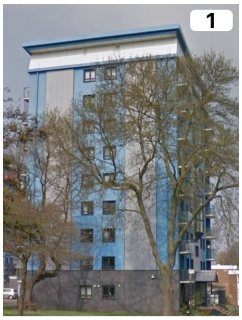
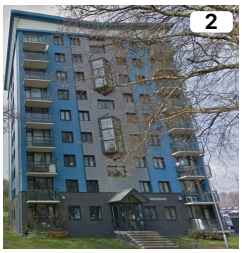
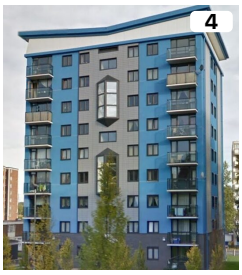
Recognised for his rigorous, evidence-based approach and clarity in technical reporting, Douglas consistently delivers proportionate, standards-aligned fire safety advice tailored to building use, risk profile, and client need.

Aerial Perspective: 380-450 Beaconview Road

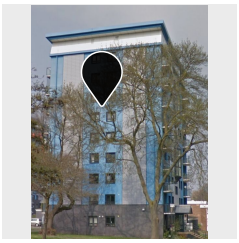
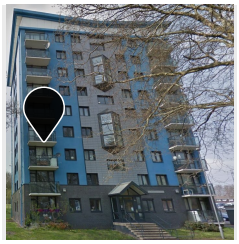
Aerial image sourced from Google Earth



Elevations

Photo	Name	No. of Storeys	Features
	South elevation	9 Storeys	
	East elevation	9 Storeys	• Private Balconies Stacked
	North elevation	9 Storeys	
	West elevation	9 Storeys	• Private Balconies Stacked

Inspections

Elevation Location	Inspection	Elements
	**Inspection: 6ZB317** South elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	**Inspection: S8DXDB** East elevation Compartment Floor and Wall Junction Interface	• External Surface Material (Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system) • Cavity • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	**Inspection: 26DGY2** East elevation Balcony floor and soffit finishes and build-up	• External Surface Material (Concrete) • Waterproof Membrane
	Inspection: TWAGE4 Aperture Opening	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: R8ITKN Aperture Opening	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)

Elevation Location	Inspection	Elements
	Inspection: GRFNDB Compartment Floor and Wall Junction Interface	• External Surface Material (Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system) • Cavity • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: L85SVQ Compartment Floor and Wall Junction Interface	• External Surface Material (Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system) • Cavity • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: WRRJ6H Compartment Floor and Wall Junction Interface	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: WFZMEY Compartment Floor and Wall Junction Interface	• External Surface Material (Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system) • Cavity • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)

Elevation Location	Inspection	Elements
	Inspection: JJ7W1C Aperture Opening	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: GD4WKV Compartment Floor and Wall Junction Interface	• External Surface Material (Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system) • Cavity • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: 28CUQG Aperture Opening	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: 7YR2QY Compartment Floor and Wall Junction Interface	• External Surface Material (Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system) • Cavity • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
	Inspection: UVIUKI Balcony floor and soffit finishes and build-up	• External Surface Material (Concrete) • Waterproof Membrane

Inspection: 6ZB317

Elevation • Location
South elevation • Compartment Floor and Wall Junction Interface

Name/Summary

Render

Description

No external cavity. The wall system is render over mineral wool EWI

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

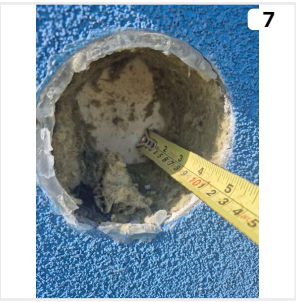
Cavity Barriers

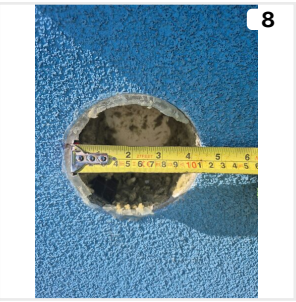
No external cavity

Floor Slab

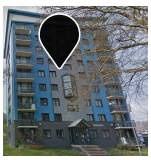
Backing Wall Sits On The Floor Slab

Inspection Photos





Inspection: S8DXDB



Elevation • Location
East elevation • Compartment Floor and Wall Junction Interface

Name/Summary

Cladding tiles

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	10mm	Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system		A1 - Non-Combustible
Cavity	70mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	70mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

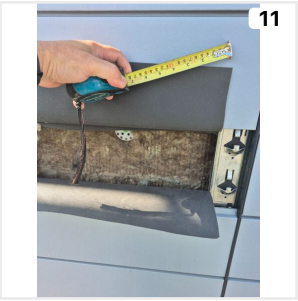
Cavity Barriers

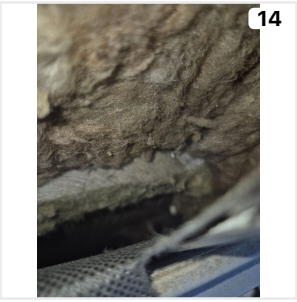
Firestopping has been identified to be present at this inspection location

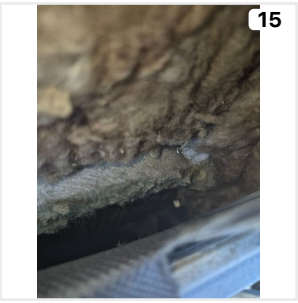
Floor Slab

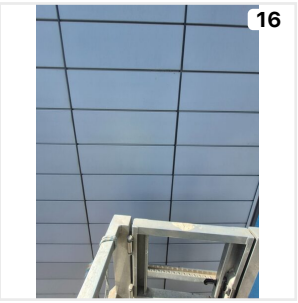
Backing Wall Sits On The Floor Slab

Inspection Photos









Inspection: 26DGY2

Elevation • Location
East elevation • Balcony floor and soffit finishes and build-up

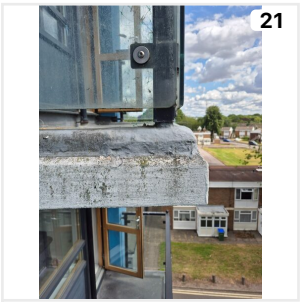
Name/Summary

Balcony floor and soffit

Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	200mm	Concrete		A1 - Non-Combustible
Waterproof Membrane				B - Combustible

Inspection Photos



Inspection: TWAGE4

Location
Aperture Opening

Name/Summary

Render

Description

No external cavity. The wall system is render over mineral wool EWI

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

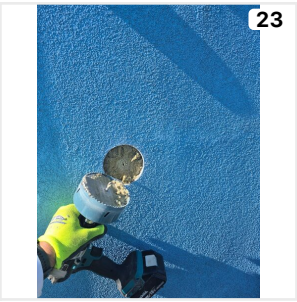
Cavity Barriers

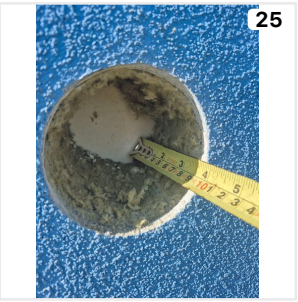
No external cavity

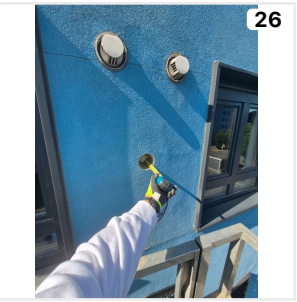
Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos







Inspection: R8ITKN

Location
Aperture Opening

Name/Summary

Render

Description

No external cavity. The wall system is render over mineral wool EWI

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: GRFNDB

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Cladding tiles

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	10mm	Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system		A1 - Non-Combustible
Cavity	70mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	70mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

Firestopping has been identified to be present at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: L85SVQ

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Cladding tiles

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	10mm	Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system		A1 - Non-Combustible
Cavity	70mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	70mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

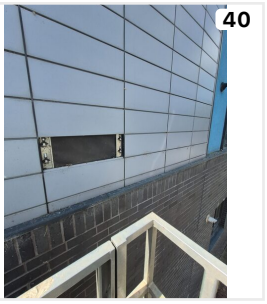
Cavity Barriers

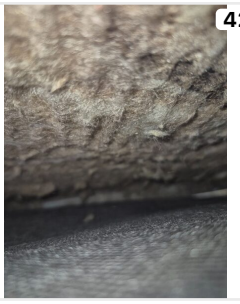
Firestopping has been identified to be present at this inspection location

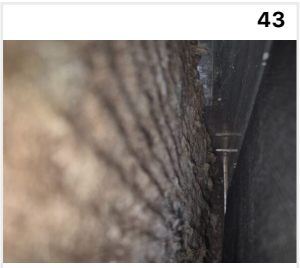
Floor Slab

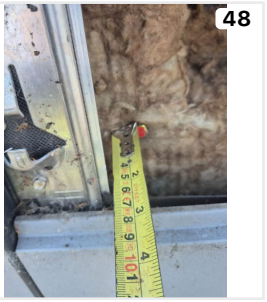
Backing Wall Sits On The Floor Slab

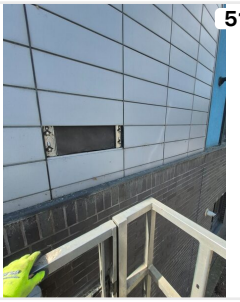
Inspection Photos

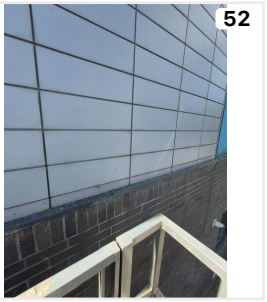












Inspection: WRRJ6H

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Render

Description

No external cavity. The wall system is render over mineral wool EWI

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: WFZMEY

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Cladding tiles

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	10mm	Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system		A1 - Non-Combustible
Cavity	70mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	70mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

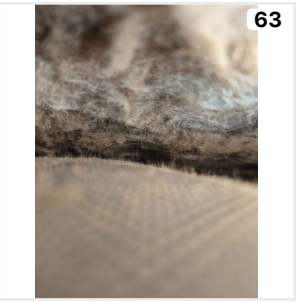
Cavity Barriers

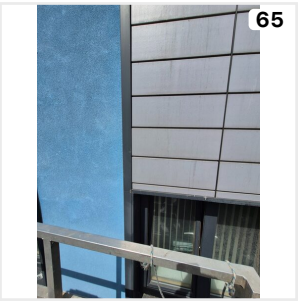
Firestopping has been identified to be present at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos





Inspection: JJ7W1C

Location
Aperture Opening

Name/Summary

Render

Description

No external cavity. The wall system is render over mineral wool EWI

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

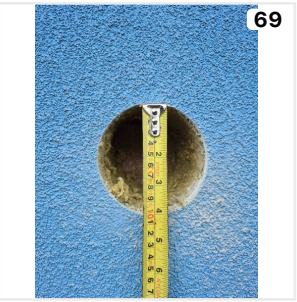
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: GD4WKV

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Cladding tiles

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	10mm	Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system		A1 - Non-Combustible
Cavity	70mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	70mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

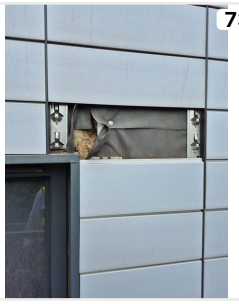
Cavity Barriers

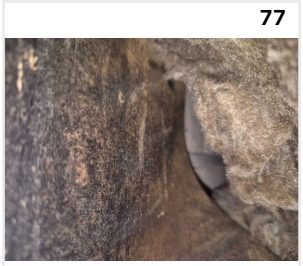
Firestopping has been identified to be present at this inspection location

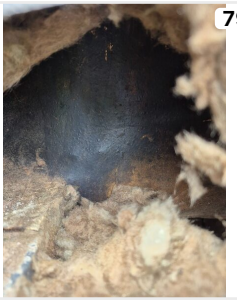
Floor Slab

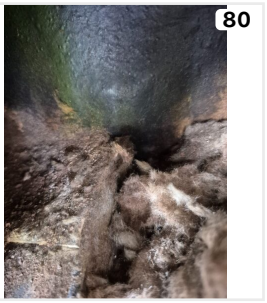
Backing Wall Sits On The Floor Slab

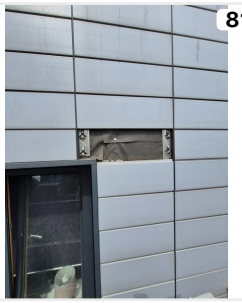
Inspection Photos











Inspection: 28CUQG

Location
Aperture Opening

Name/Summary

Render

Description

No external cavity. The wall system is render over mineral wool EWI

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	6mm	Render		A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	75mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

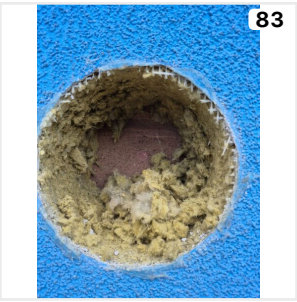
Cavity Barriers

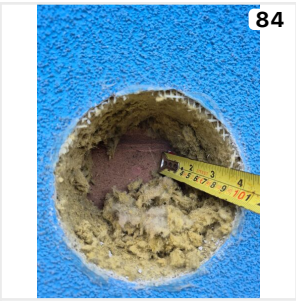
No external cavity

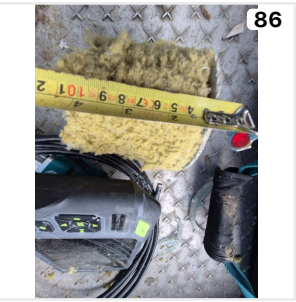
Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos







Inspection: 7YR2QY

Location
Compartment Floor and Wall Junction Interface

Name/Summary

Cladding tiles

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	10mm	Alphaton Ceramic Tiles Material: Fired clay tile Fire Rating: A1 to BS EN 13501-1 Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system		A1 - Non-Combustible
Cavity	70mm			
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Outer leaf	100mm	Material Brand: Brickwork		A1 - Non-Combustible
Cavity	70mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

Firestopping has been identified to be present at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos

Inspection: UVIUKI

Location
Balcony floor and soffit finishes and build-up

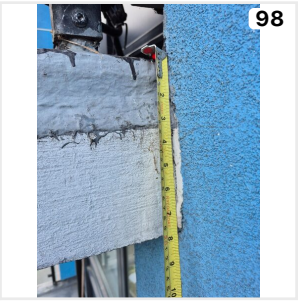
Name/Summary

Balcony floor and soffit

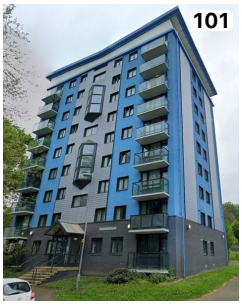
Build-Up

2 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	200mm	Concrete		A1 - Non-Combustible
Waterproof Membrane				B - Combustible

Inspection Photos



Attachments & Balconies

Photo	Attachment
 101	**Cantilever Balcony (2GU1G7)** Configuration: Stacked Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
2GU1G7

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

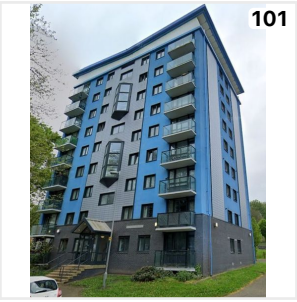
Handrail

Steel

Balustrade

Glazing

Photos



External Windows

Photo	External Window
	Top, Mid, Side Hung Casements (TGXYB6)

External Window: Top, Mid, Side Hung Casements

External Window Reference
TGXYB6

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Toughened Safety Glass

Photos

External Doors

Photo	External Door
	Single Leaf Door (QWH4C8)

External Door: Single Leaf Door

External Door Reference
QWH4C8

Details

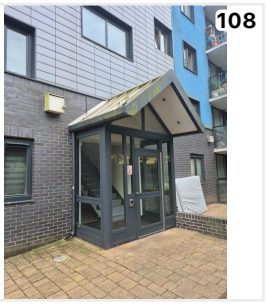
Surface Material

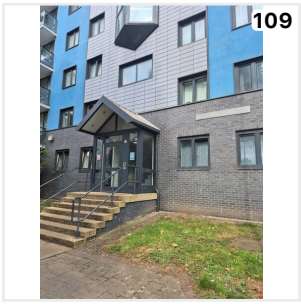
Aluminium

Frame Material

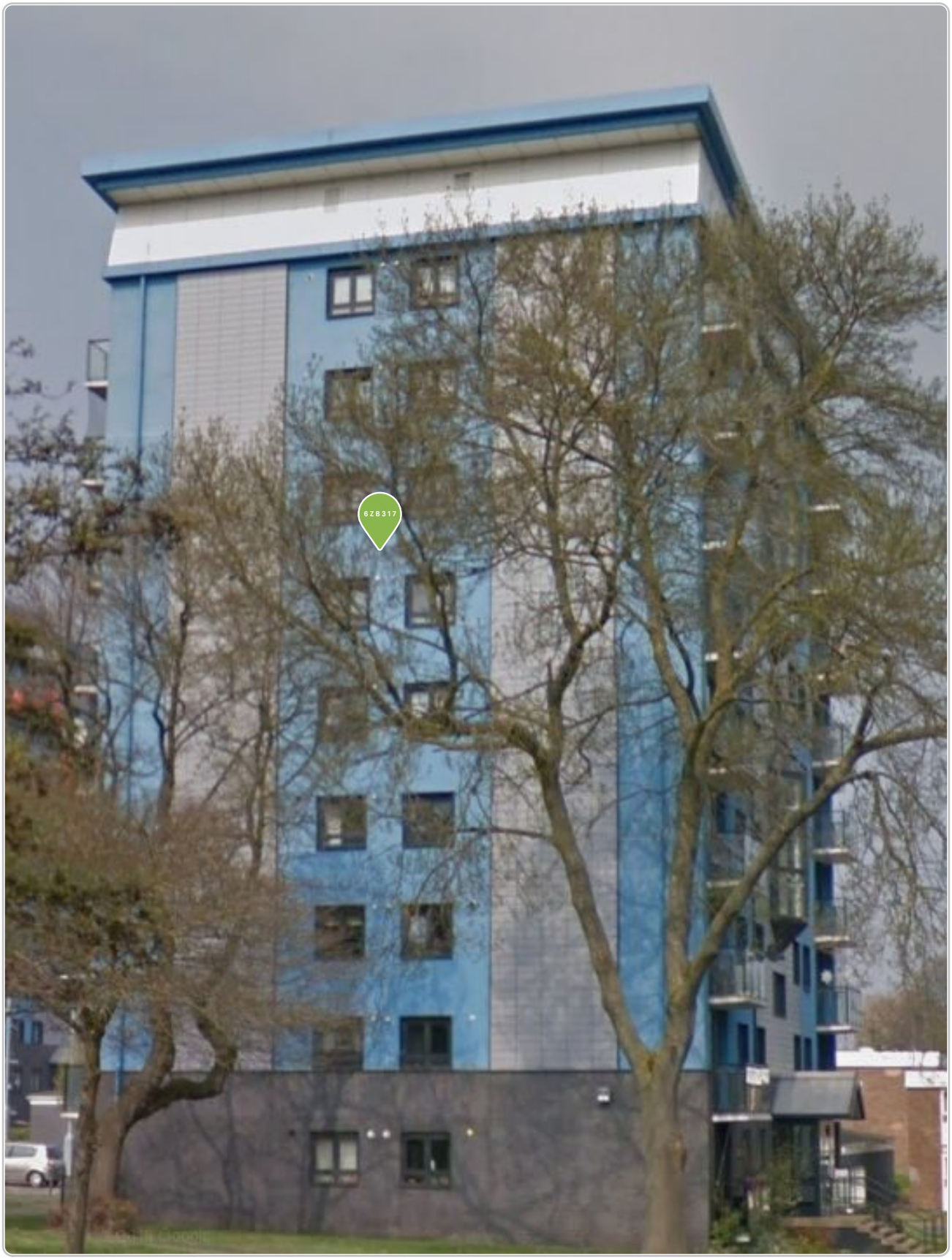
Aluminium

Photos

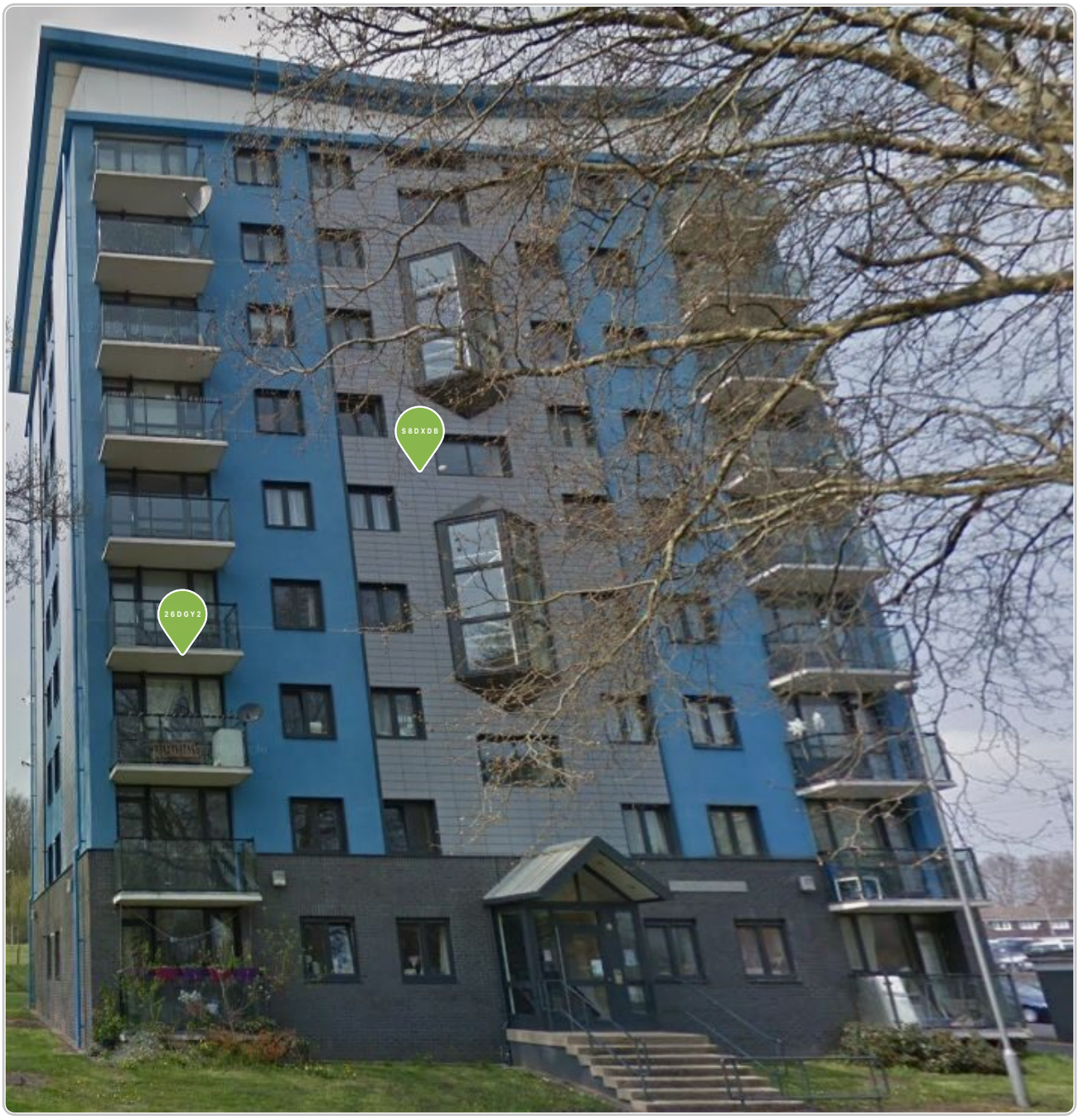




Plan: South elevation



Plan: East elevation



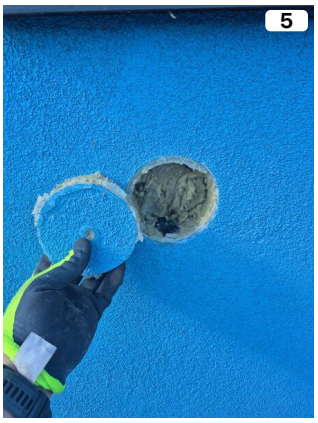
Photos


1


2


3


4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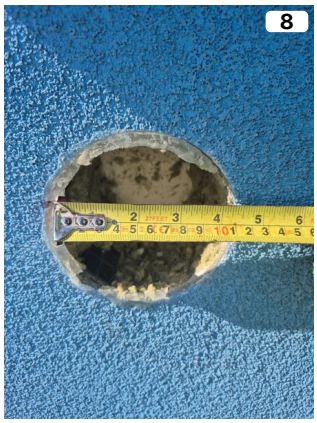
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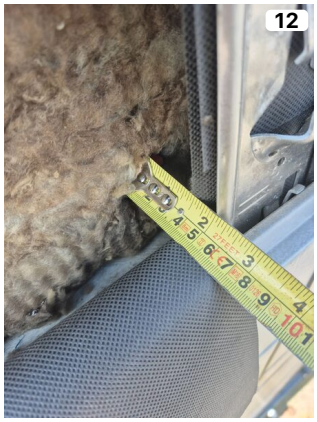
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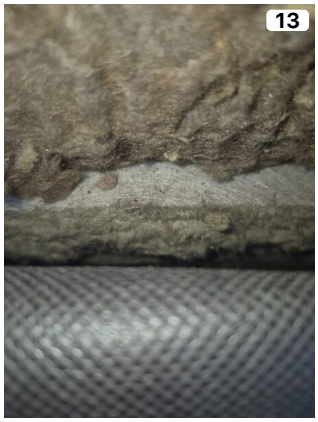
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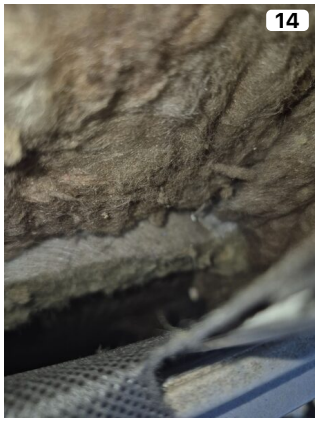
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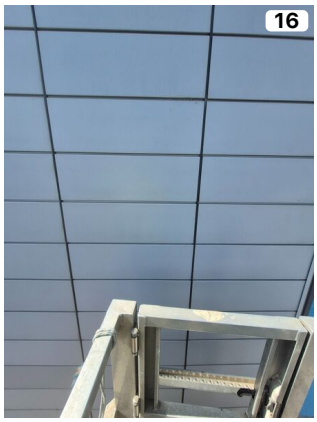
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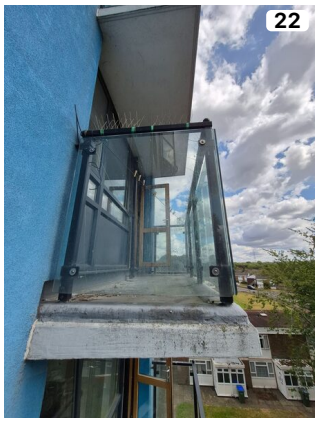
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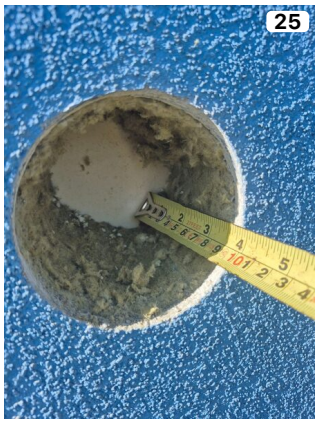
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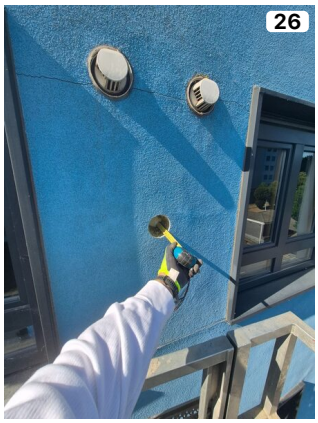
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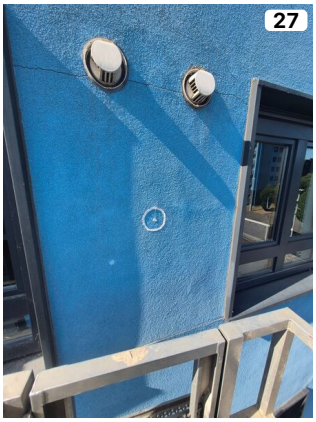
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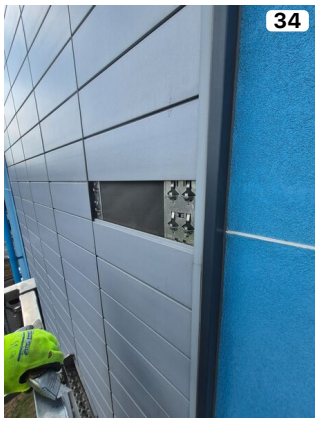

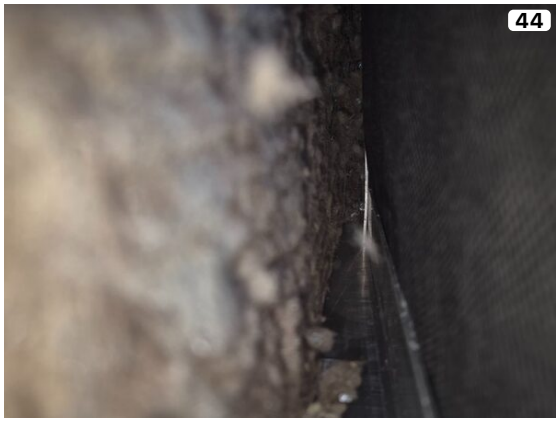

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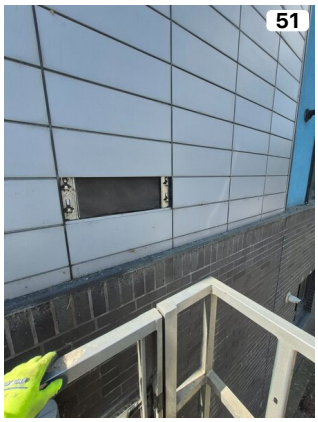

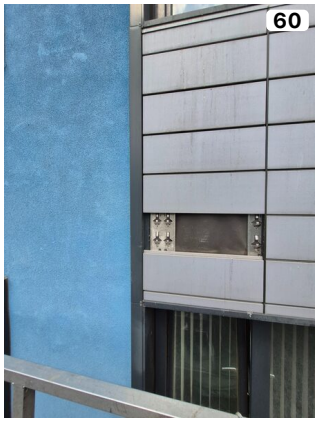

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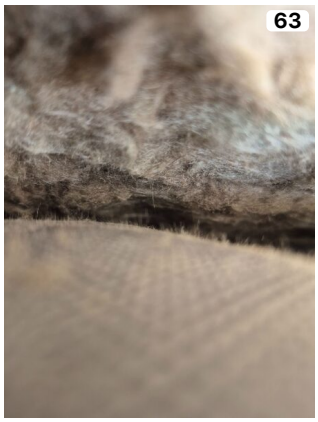

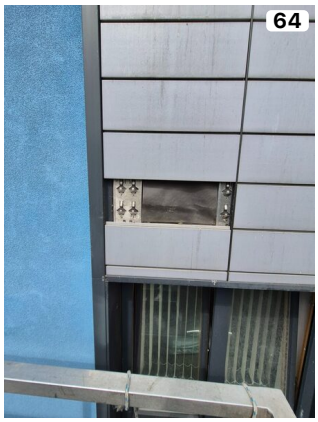

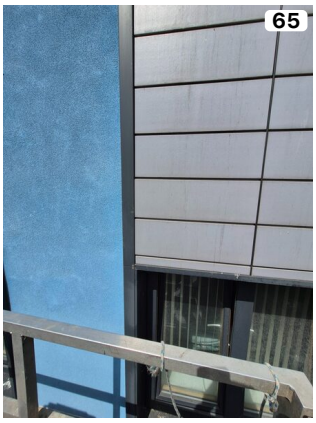

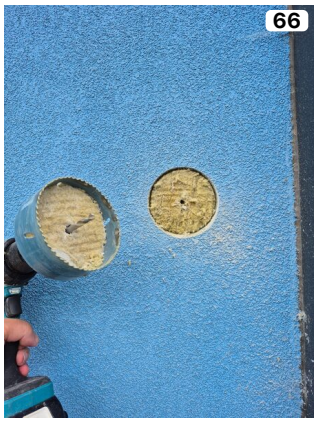

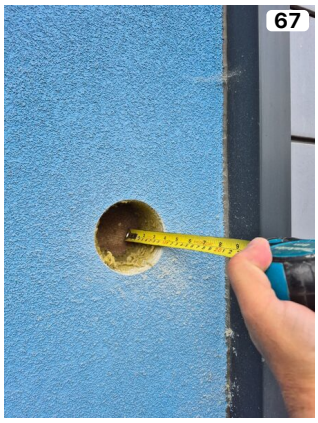

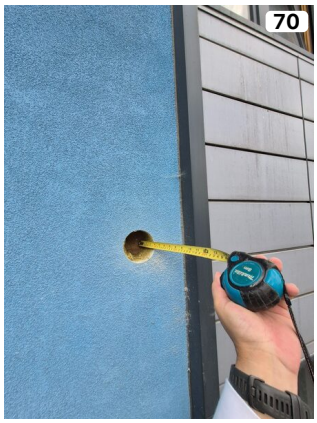

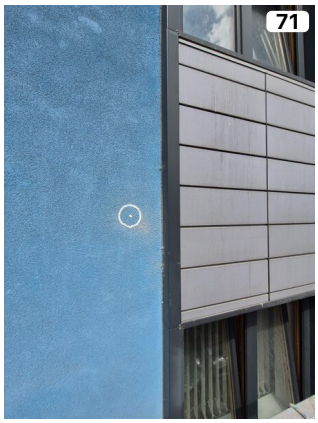

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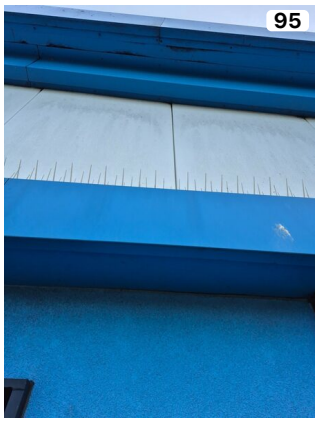

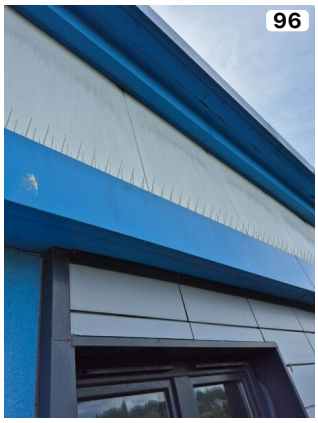

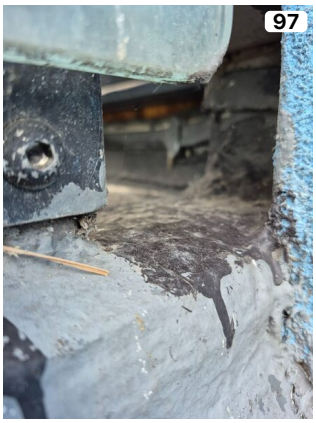

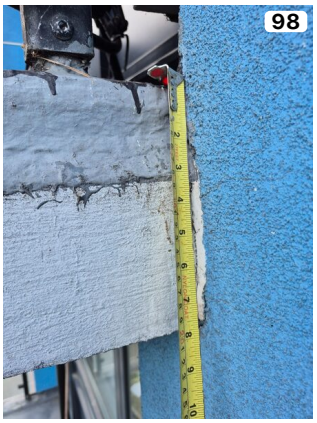

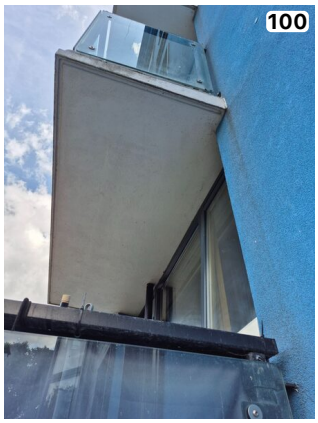

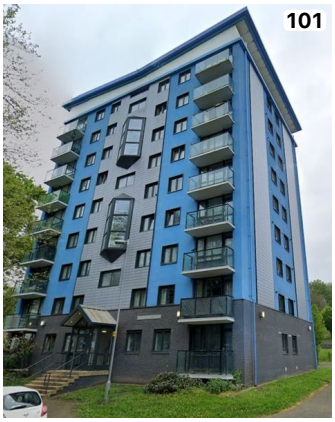

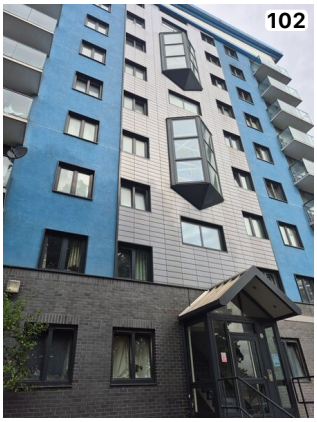

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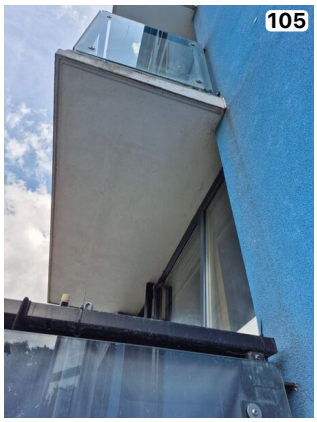

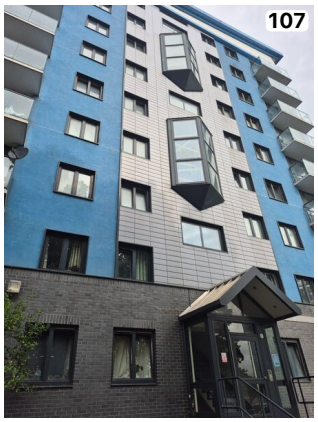

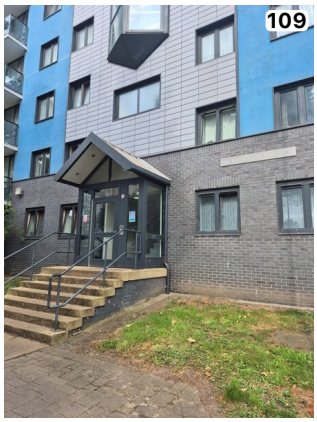

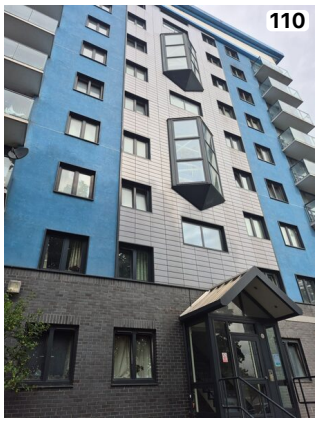

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0345 646 1566 | info@firntec.com | www.firntec.com