



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 2
Valid From 30/01/2025
Suggested Review Date 30/01/2030

FIRE RISK APPRAISAL EXTERNAL WALLS

380-450 BEACONVIEW ROAD

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



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Summary

Fire Risk Appraisal External Walls

Assessment and Certificate Reference

RB-IBFYNM

Assessed On, By

30/01/2025, James Major (Facade Manager)

Approved / Validated On, By

29/10/2025, Lea Morland

Recommended Review Date

30/01/2030

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 2022
- **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 2021
- **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 2005
- **SFS** Steel Framing System
- **SIB** Secure Information Box

Statement of Competency

Statement of Competency to Carry out a Fire Risk Appraisal of External Wall Construction

Within PAS 9980:2022 it requires that a person conducting the FRAEW are competent to do so in accordance with Annex H and to demonstrate the expected skill sets of competent external wall assessors.

This is our Statement of Competence to carry out a Fire Risk Appraisal of External Wall construction.

We confirm that they have:

- a) Read and understood the commentary and provisions relating to the competence of external wall assessors set out in Section 8 and Annex H of PAS 9980:2022;
- b) Adequate and relevant competence to undertake the FRAEW;
- c) Sufficient knowledge, skills and experience in relation to fire safety of external walls to be able to complete an assessment at the level required;
- d) The relevant skill, knowledge, and experience to manage and interpret the results of intrusive inspections; and
- e) The competence to appraise and assess the nature of external wall construction in terms of fire performance and provide an opinion on the risk.
- f) No conflicts of interest of any kind, other than any which are disclosed in the report.
- g) The conclusions of the report are the author's independent assessment of the risks and remedial actions and have not been influenced in any way by the opinions or actions of others except where stated.

Terms of Reference

Particulars

This FRAEW report follows the guidance in accordance and reference to PAS9980:2022 Fire Risk Appraisal of External Walls construction and cladding of existing blocks of flats – Code of Practice.

Limitations

The FRAEW addresses life safety only in relation to the appraisal of the external walls of the building; and in considering risk, this is only in relation to the threat to the occupants in the building and not in terms of property damage or other potential objectives, such as safety of firefighters.

The FRAEW is not aimed at confirming compliance with building regulations, either at the time of construction, or currently.

The FRAEW cannot provide certainty and being risk-based report, it is, therefore, to a degree, reliant on professional judgement in its assessment and in the conclusions drawn within the report.

The FRAEW report is to be reviewed:

- a) if significant changes/repairs have been made to the external wall; and/or
- b) in the event of a fire incident, if the fire involved the external wall construction; and/or
- c) if there are any circumstances, depending upon the nature of the construction, the extent of available knowledge in relation to the particular materials, components and systems used on the building or the degree of uncertainty over the findings, which suggest review is appropriate. In these cases, the report will include a clear explanation as to why periodic review is necessary and include a suggested review date."

If more definitive information becomes available subsequent to the FRAEW on how particular external wall materials, components and systems behave in fire, or there are changes in the fire performance data relied upon in an FRAEW, such information will be expected to take precedence.

Assumptions

It is understood that the absence of evidence, is not evidence of the absence; therefore, within the FRAEW report suitable caveats or assumptions may be applied in arriving at a risk rating, for example, in relation to:

- a) the extent of sampling carried out.
- b) the accuracy of information upon which it has been necessary to rely, especially where it has not been possible to verify the information through site survey and inspection.
- c) the extent of the content and detail within the report; and
- d) the limitations at the time of the FRAEW of available knowledge on the fire performance of the materials, products and systems forming the external walls of the building.

Any caveats or assumptions made within the report are based on the most onerous and worst-case scenarios.

Statement of Intent

The investigation and writing of this FRAEW report has been commissioned at the clients request in line with PAS9980: 2022, which covers residential buildings of all heights with 2 or more dwellings, including hotels, with the aim to make sure that residents of multi-occupancy buildings are safe.

The Fire Safety Act 2021 also puts a legal responsibility on the responsible person where a building contains two or more sets of domestic premises to identify the building's structure and external walls and any common parts including doors or windows in those walls, and anything attached to the exterior of those walls (including balconies).

Supporting Documents

The following documentation was requested for review prior to our visit. Any provided documentation has been reviewed and considered as part of our findings. The range, quality and reliability of the information contained in the provided documents have been examined and deemed satisfactory for completing this FRAEW report:

Document	Received
Fire Risk Assessment Sandwell Metropolitan Borough Council Fire Risk Assessment	Received

Executive Summary

External Wall Systems and Attachments on the Building

25 areas were inspected to gain data about the building's wall constructions. See the Inspections section of this report for full inspection details.

The table below outlines the ratings of the various wall systems and constructions to the property. Each element is explained in more detail further within this report.

7 Items	Effect	Risk
Wall Construction Masonry (Brickwork) (G4WF7F)	Positive	Low
Wall Construction Render + Mineral Wool (DTM2F8)	Positive	Low
Wall Construction Ceramic Tiles (4Z6DAE)	Positive	Low
Attachment Cantilever Balcony (2GU1G7)	Positive	Low
External Window Top, Mid, Side Hung Casements (TGXYB6)	Neutral	Low
External Door Single Leaf Entrance Doors (RKEI12)	Neutral	Low
External Door Single Leaf Door (QWH4C8)	Neutral	Low

In accordance with the PAS 9980 Guidance, any items of construction which are considered as "Medium Risk" should be subject to periodic review, to ensure that conditions do not change, such that the risk may be upgraded to high, prompting the requirement for remediation.

Risk Factor Analysis

The risk factor analysis is a three-stage process; rating the wall construction fire performance **(1)**, façade configuration **(2)**, and fire strategy/fire hazards **(3)** on a sliding risk scale. The risk scale is expressed as "high", "medium" and "low" in a continuum, left to right, from "high" risk to "low" risk. At the furthest left end of the "high" risk band, the risk is deemed to be the highest, reducing as the risk is positioned to the right of this.

Starting with high as a base line, **Stage 1** rates the fire performance risk factors of the wall construction.

Once fire performance factors have been taken into account, **Stage 2** overlays the risk factors of the façade configuration to determine the effect this has on where the risk now lies on the scale.

The final **Stage 3** overlays the risk factors arising from consideration of the fire strategy and fire hazards (including limitations of fire and rescue service intervention).

Risk Factor Analysis 1

This analysis looks at façade configuration **1JTQX9** which includes wall construction **G4WF7F**.

Conclusion: This wall type has been reasonably assumed to be a double-leaf masonry system consistent with the make-up elsewhere in the building.

Masonry brickwork is generally considered fire-resistant and can provide significant protection against fire for structural and non-structural elements. Masonry bricks, typically made from clay or concrete, have very high melting points (above 1000°C for clay bricks), making them resistant to fire and heat. Bricks have low thermal conductivity. This helps prevent the spread of fire to adjacent areas and provides a thermal barrier that protects the underlying structure. Masonry walls provide effective fire containment, often preventing fire from spreading between compartments within a building. The thickness and density of the masonry wall determine its fire resistance rating.

As set out in PAS9980, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognized that this form of wall construction might be mixed with other forms of wall construction. This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

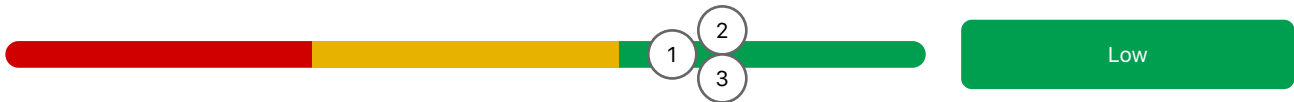
- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height

This wall type forms the facade of the ground floor only and extends the full perimeter of the building. Structural openings include windows into the accommodation and the entrances into the building. Due to its non-combustible outer leaf, ignition from external sources, accidental or otherwise, is considered to be very unlikely.

In the event of a fire;

- a) fire spread is likely to be at a rate within expectations for a building of this height given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that there is no requirement for remediation of this wall type.



Risk Factor Analysis 2

This analysis looks at façade configuration **N4Q2FA** which includes wall construction **DTM2F8**.

Conclusion: This system is comprised of a 6mm render coating applied to approximately 100mm of mineral wool insulation. This, in turn, is fixed to the building's original double-leaf masonry system (brick and block), not observed to contain any insulating materials.

Cementitious renders are typically non-combustible and can withstand high temperatures without catching fire or releasing harmful gases. The fire resistance of cementitious render depends on its composition, thickness, and the type of reinforcement used. In general, thicker layers of render provide better fire resistance. Its insulating properties can contribute to how a building performs in a fire. In some cases, cementitious render can help protect the underlying structure (such as brick or wood) from high heat by providing a protective layer.

Mineral wool, which includes materials like stone wool, is known for its excellent fire-resistant properties. Mineral wool has a very high melting point, typically around 1,000°C to 1,200°C. This makes it non-combustible, meaning it does not contribute to the spread of fire. In the event of a fire, mineral wool acts as a thermal barrier. Its fibrous structure traps air, reducing the transmission of heat to other parts of the structure and slowing the spread of fire. Mineral wool maintains its insulation properties and shape even at high temperatures, further protecting the structural components of buildings, like steel, from heat damage.

Masonry brickwork is generally considered fire-resistant and can provide significant protection against fire for structural and non-structural elements. Masonry bricks, typically made from clay or concrete, have very high melting points (above 1000°C for clay bricks), making them resistant to fire and heat. Bricks have low thermal conductivity. This helps prevent the spread of fire to adjacent areas and provides a thermal barrier that protects the underlying structure. Masonry walls provide effective fire containment, often preventing fire from spreading between compartments within a building. The thickness and density of the masonry wall determine its fire resistance rating.

As set out in PAS9980, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognised that this form of wall construction might be mixed with other forms of wall construction. This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height

No dedicated cavity barriers were observed in the sample areas.

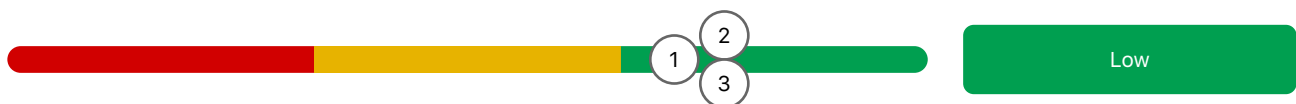
This wall system forms vertical sections on all elevations, beginning at the 1st floor and extending the full height of the building. Structural openings include windows into the accommodation and surrounding the balcony doors. This wall type is not expected to support, sustain, or contribute to the spread of fire across the external surface of the building. The adjacent wall types are also comprised of non-combustible materials.

This building operates a 'Stay Put' evacuation policy. It is anticipated that due to the nature of the building's construction, a fire would be contained within the compartment of origin long enough for firefighter intervention to begin or for affected occupants to evacuate if necessary. The building has two staircases with lobby protection serving all floors. An AOV was located at the head of the staircases to prolong the tenability of the means of escape and to aid internal firefighter intervention. A dry riser is fitted to the building with an outlet on every floor. There is adequate access for the fire service to the front and rear of the building. The nearest fire station is approximately 2 miles away, and as such, the response to a call out would be expected to be swift.

In the event of a fire;

- a) fire spread is likely to be at a rate within expectations for a building of this height given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that there is no requirement for remediation of this wall type.



Risk Factor Analysis 3

This analysis looks at façade configuration **9RF7WC** which includes wall construction **4Z6DAE**.

Conclusion: This system is an Alphonon Ceramic Tile System. Comprised of a 10mm ceramic tile external surface, supported by an aluminium rail system. Beneath this sits approximately 100mm of mineral wool insulation, which is, in turn, fixed to the building's original double-leaf masonry system (brick and block), not observed to contain any insulating materials.

The ceramic tiles are considered fire-resistant and can provide significant protection against fire for structural and non-structural elements. The tiles, typically made from clay, have a very high melting point (above 1000°C for clay bricks), making them resistant to fire and heat. They have low thermal conductivity. This helps prevent the spread of fire to adjacent areas and provides a thermal barrier that protects the underlying structure. It is noted that this tiles will have a small gap between them that will allow for ventilation and the ingress of flames and its effluents.

Although aluminium is generally considered to be of limited combustibility, it is recognised as having a lower melting point than other metals used in construction. This may mean that in scenarios resulting in prolonged exposure to fire, where temperatures exceed 600 degrees, the material may begin to lose its structural integrity.

Mineral wool, which includes materials like stone wool, is known for its excellent fire-resistant properties. Mineral wool has a very high melting point, typically around 1,000°C to 1,200°C. This makes it non-combustible, meaning it does not contribute to the spread of fire. In the event of a fire, mineral wool acts as a thermal barrier. Its fibrous structure traps air, reducing the transmission of heat to other parts of the structure and slowing the spread of fire. Mineral wool maintains its insulation properties and shape even at high temperatures, further protecting the structural components of buildings, like steel, from heat damage.

Masonry brickwork is generally considered fire-resistant and can provide significant protection against fire for structural and non-structural elements. Masonry bricks, typically made from clay or concrete, have very high melting points (above 1000°C for clay bricks), making them resistant to fire and heat. Bricks have low thermal conductivity. This helps prevent the spread of fire to adjacent areas and provides a thermal barrier that protects the underlying structure. Masonry walls provide effective fire containment, often preventing fire from spreading between compartments within a building. The thickness and density of the masonry wall determine its fire resistance rating.

As set out in PAS9980, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognised that this form of wall construction might be mixed with other forms of wall construction. This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air

- through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height

No dedicated cavity barriers were observed in the sample areas.

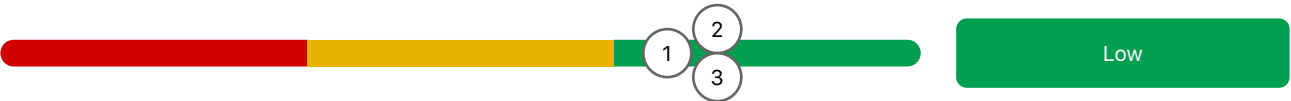
This wall system forms vertical sections on all elevations, beginning at the 1st floor and extending the full height of the building. It sits in alternating configuration with the rendered mineral wool system. Structural openings include windows into the accommodation. This wall type is not expected to support, sustain, or contribute to the spread of fire across the external surface of the building. The adjacent wall types are also comprised of non-combustible materials.

This building operates a 'Stay Put' evacuation policy. It is anticipated that due to the nature of the building's construction, a fire would be contained within the compartment of origin long enough for firefighter intervention to begin or for affected occupants to evacuate if necessary. The building has two staircases with lobby protection serving all floors. An AOV was located at the head of the staircases to prolong the tenability of the means of escape and to aid internal firefighter intervention. A dry riser is fitted to the building with an outlet on every floor. There is adequate access for the fire service to the front and rear of the building. The nearest fire station is approximately 2 miles away, and as such, the response to a call out would be expected to be swift.

In the event of a fire;

- a) fire spread is likely to be at a rate within expectations for a building of this height given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that there is no requirement for remediation of this wall type.



Overall Building Risk Rating



Our professional opinion is that overall this Building represents a Positive PAS9980:2022 Outcome.

Recommended Remediations

No recommended remediations identified.

Recommended Interim Measures

No recommended interim measures identified.

Fire Strategy

Fire Strategy & Hazard Risk Factors

F.1 Occupancy

General needs housing

Neutral

F.2 Evacuation

Stay put

A 'stay put' policy is adopted for the flats. That is, in the event of a fire in a flat, the occupants of that dwelling will evacuate, having been alerted by their own domestic fire detection and alarm system, and request fire service attendance. All other occupants will remain in their flat unless they are threatened by fire and smoke or are advised to evacuate by the fire service. The 'stay put' evacuation policy relies heavily on adequate compartmentation being provided; fire should not spread from one dwelling to another, including by means of the external fabric of the building

Neutral

F.3 Escape Route Design

Access to more than one staircase for escape

Positive

F.4 Compartmentation

Adequate compartmentation in line with the expectations for a block of flats

Neutral

F.5 Smoke Control

Arrangements in which openable windows, AOVs or inlets and outlets of mechanical systems are of a satisfactory proximity away from combustible cladding; or that fire and smoke spread from the external envelope would be unlikely to compromise the effectiveness of the smoke control system or allow a route for fire spread back into the building

Neutral

F.6 Fire Alarm & Detection

Domestic smoke and heat alarms within flats, Category LD2 or LD3

Neutral

F.7 Fire Suppression

Not present

Neutral

F.8 - Firefighting Facilities

Adequate access for firefighting vehicles

NOTE This is where access is possible in line with 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.

Neutral

F.9 Rising Mains

Suitable rising main present

Neutral

F.10 Lifts Used By Firefighters

Absence of firefighting lift in buildings above 18 m

Negative

F.11 Specific Fire Hazards

Fire Service Intervention

Event	Seconds	Minutes & Seconds
Initiation to fire detection	120 Seconds	2 Minutes
Actuation Of Fire Detector To Transmission Of Alarm	10 Seconds	10 Seconds
Processing By Central Monitoring Station	60 Seconds	1 Minute
Receipt of call by fire service mobilising control	10 Seconds	10 Seconds
Transmission To Fire Station And Response	60 Seconds	1 Minute
Travelling Time Of Fire Service	360 Seconds	6 Minutes
Arrival Protocol And Entry Preparation Time	180 Seconds	3 Minutes
Firefighting Travel In Firefighting Lift	0 Seconds	—
Firefighter travel to operational bridgehead	270 Seconds	4 Minutes 30 Seconds
Firefighter Travel Walking Up Two Flights Of Stairs To Fire Floor (75 Seconds)	75 Seconds	1 Minute 15 Seconds
Total Time	1,145 Seconds	19 Minutes 5 Seconds

Nearest Fire Station

West Bromwich Fire Station, 2.2 miles, approximately 6 minute travel time under normal traffic conditions

Wall Constructions

Wall Construction	Build-up
Masonry (Brickwork) (G4WF7F)	• External Surface Material (Brickwork) • Insulation (Mineral Wool Insulation) • Substrate (Original blockwork)
Render + Mineral Wool (DTM2F8)	• External Surface Material (Render) • Insulation (Mineral Wool Insulation) • Outer leaf • Cavity • Inner Leaf (Blockwork)
Ceramic Tiles (4Z6DAE)	• 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)

Wall Construction: Masonry (Brickwork)

Construction Reference
G4WF7F

This wall construction was identified by wall inspections 95XRAS and JEUL4D. The build-up, cavity barrier, and floor slab information is taken directly from inspection 95XRAS. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Masonry (Brickwork) (G4WF7F)	Positive	Low

Build-Up

3 Elements	Material	Rating (BS EN13501)
External Surface Material	Brickwork	A1 - Non-Combustible
Insulation	Mineral Wool Insulation	A1 - Non-Combustible
Substrate	Original blockwork	A1 - Non-Combustible

Cavity Barriers

None

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) of ≤ 3 MJ/kg	Positive
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K.2 External Surfaces

Class A1

Positive

K.3 Facings/Cladding Panels

Low HRR

Positive

K.4 Panel Construction

Not Applicable

K.5 Cavities

Cavity full filled with mineral wool

Positive

K.6 Insulation

Mineral/glass insulation

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

K.8 Sheathing Boards

Not Applicable

K.9 Insulated Core Panels

Not Applicable

K.10 ETICS

Not Applicable

K.11 Infill / Spandrel Panels

Not Applicable

K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

Neutral

PAS Standard Benchmark

L7 Benchmark

DOUBLE SKIN MASONRY

As set out previously in this PAS, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognized that this form of wall construction might be mixed with other forms of wall construction.

This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height.

This is illustrated in Diagram 8.2 in ADB Volume 1:2019 [8]. The equivalent diagram in Volume 2:2019 [9] is Diagram 9.2.

BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did not find a cladding system with the configuration and components that would constitute an exact match to what our inspections found on the Property. Therefore, a BR135 benchmark would not be applicable for this external wall type

Wall Construction: Render + Mineral Wool

Construction Reference
DTM2F8

This wall construction was identified by wall inspections 6ZB317, TWAGE4, R8ITKN, WRRJ6H, JJ7W1C, and 28CUQG. The build-up, cavity barrier, and floor slab information is taken directly from inspection 6ZB317. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Render + Mineral Wool (DTM2F8)	Positive	Low

Build-Up

5 Elements	Thickness/Depth	Material	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

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) of ≤ 3 MJ/kg

Positive

K.2 External Surfaces

Class A1/A2

Positive

K.3 Facings/Cladding Panels

Low HRR

Adhesive fixed

Negative

K.4 Panel Construction

Not Applicable

K.5 Cavities

Facings into the cavity at least Class A2

Positive

K.6 Insulation

Mineral/glass insulation

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

K.8 Sheathing Boards

Not Applicable

K.9 Insulated Core Panels

Not Applicable

K.10 ETICS

Thin organic render or inorganic render on Class A1/A2 insulation

Positive

K.11 Infill / Spandrel Panels

Not Applicable

K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

Neutral

PAS Standard Benchmark

L10 Benchmark

ETICS -

These systems are sometimes referred to as rendered systems, as they feature an externally applied render coat as their weatherproof surface.

The level of risk that might potentially be posed by these systems is generally dictated by the type of insulation they incorporate.

- Mineral wool-based systems are likely to be low-risk.
- Rigid thermoset foam-based systems can be low-risk if fire barriers and cavity barriers (if a cavity exists behind the insulation) are properly provided. If there are gaps or other deficiencies then the level of risk might increase to medium or, in extreme cases, high.
- Thermoplastic foam-based systems might be low-risk if fire barriers and cavity barriers (if a cavity exists behind the insulation) are properly provided and where there is a significant thickness of cement-based render applied to the insulation. If there are gaps or other deficiencies, a non-cement-based (i.e. polymeric organic) render has been used or an insufficient thickness of cement-based render has been applied, then the level of risk is high.

In particular regard to thermoplastic systems, there are historic systems which are known to have had approximately 20 mm thick slivers of EPS insulation passing across the front of fire barriers, providing a route for fire to rapidly circumvent the barriers. It needs to be confirmed by inspection whether or not this situation exists; if it does exist, such a system is high risk irrespective of the type of render provided.

BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did not find a cladding system with the configuration and components that would constitute an exact match to what our inspections found on the Property. Therefore, a BR135 benchmark would not be applicable for this external wall type

Wall Construction: Ceramic Tiles

Construction Reference
4Z6DAE

This wall construction was identified by wall inspections S8DXDB, WFMYMQ, JM3KSE, TNM9KU, GRFNDB, L85SVQ, WFZMEY, GD4WKV, and 7YR2QY. The build-up, cavity barrier, and floor slab information is taken directly from inspection S8DXDB. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Ceramic Tiles (4Z6DAE)	Positive	Low

Build-Up

6 Elements	Thickness/Depth	Material	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

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) of ≤ 3 MJ/kg

Positive

K.2 External Surfaces

Class A1/A2

Positive

K.3 Facings/Cladding Panels

Low HRR

Positive

Mechanically fixed

Positive

K.4 Panel Construction

Limited size of gaps between panels (Typically < 10 mm)

Neutral

K.5 Cavities

Facings into the cavity at least Class A2

Positive

K.6 Insulation

Mineral/glass insulation

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

K.8 Sheathing Boards

Not Applicable

K.9 Insulated Core Panels

Not Applicable

K.10 ETICS

Not Applicable

K.11 Infill / Spandrel Panels

Not Applicable

K.12 Internal Finishes

Plasterboard

Note: The plasterboard can not be confirmed to be installed as per the manufacturers instructions or ensure its method of fixing

Neutral

PAS Standard Benchmark

L9 Benchmark

NON-COMBUSTIBLE and LIMITED COMBUSTIBILITY MATERIALS -

These materials can be subdivided into two categories; those which retain their shape when exposed to fire and those which do not.

- Natural stone, terracotta and non-combustible boards all generally remain in situ for a significant period of time when exposed to a fire plume emitting from a building (though they might eventually shatter), thus affording some protection to the underlying construction.
- Metals, depending upon their softening/melting temperature, might remain in situ or might soften, melt, or even rapidly oxidize, exposing the underlying construction to fire.

BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did not find a cladding system with the configuration and components that would constitute an exact match to what our inspections found on the Property. Therefore, a BR135 benchmark would not be applicable for this external wall type

Façade Configuration: 1JTQX9

Items in Façade

3 Items

	Effect	Risk
Wall Construction Masonry (Brickwork) (G4WF7F)	Positive	Low
External Door Single Leaf Door (QWH4C8)	Neutral	Low
External Window Top, Mid, Side Hung Casements (TGXYB6)	Neutral	Low

Façade Configuration Risk Factors

N.1 Building Height

18 m to 30 m

Negative

N.2 Height of Base of Cladding (Above Ground)

<2 m

NOTE At this height, the likelihood of a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is highly likely.

Negative

N.3 Extent of Cladding

Limited in extent and not vertically aligned, such as to delay significantly fire spread to windows and other openings on upper levels

Neutral

N.4 Cavities & Openings

Cavity limited in vertical extent - spanning ground floor only

Neutral

N.5 Infill / Spandrel Panels

Not Applicable

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, but not vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is possible, but only under adverse wind conditions

Neutral

N.9 Presence of vents or other openings for services in the Façade

Where vents pass through a cavity, either:

- the cavity does not include combustible materials; or
- the cavity is faced on either side by brick or concrete at least 75 mm thick and any combustible insulation in the cavity is not thermoplastic

Neutral

N10. Proximity of Combustible Elements of a Façade to Escape Route Windows & Other Openings

Not Applicable

N.11 Attachments

Not Applicable

N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

Risk Factor Analysis

Conclusion: This wall type has been reasonably assumed to be a double-leaf masonry system consistent with the make-up elsewhere in the building.

Masonry brickwork is generally considered fire-resistant and can provide significant protection against fire for structural and non-structural elements. Masonry bricks, typically made from clay or concrete, have very high melting points (above 1000°C for clay bricks), making them resistant to fire and heat. Bricks have low thermal conductivity. This helps prevent the spread of fire to adjacent areas and provides a thermal barrier that protects the underlying structure. Masonry walls provide effective fire containment, often preventing fire from spreading between compartments within a building. The thickness and density of the masonry wall determine its fire resistance rating.

As set out in PAS9980, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognized that this form of wall construction might be mixed with other forms of wall construction. This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

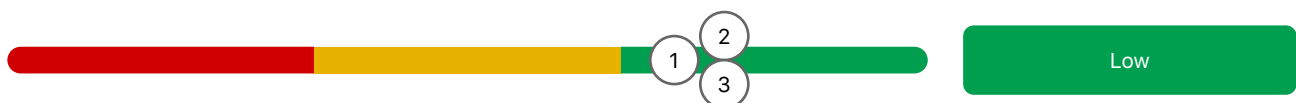
- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height

This wall type forms the facade of the ground floor only and extends the full perimeter of the building. Structural openings include windows into the accommodation and the entrances into the building. Due to its non-combustible outer leaf, ignition from external sources, accidental or otherwise, is considered to be very unlikely.

In the event of a fire;

- a) fire spread is likely to be at a rate within expectations for a building of this height given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that there is no requirement for remediation of this wall type.



Façade Configuration: N4Q2FA

Items in Façade

2 Items

Effect

Risk

Wall Construction
Render + Mineral Wool (DTM2F8)

Positive

Low

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

Neutral

Low

Façade Configuration Risk Factors

N.1 Building Height

18 m to 30 m

Negative

N.2 Height of Base of Cladding (Above Ground)

2 m to 5 m

NOTE At this height, the scope for a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is considered possible, but not likely at an early stage in the development of the fire.

Neutral

N.3 Extent of Cladding

Limited in extent such as to delay fire spread over the external walls

Neutral

N.4 Cavities & Openings

No air cavity within the external wall system.

Positive

Continuous vertically running cavity with cavity barriers or fire stops as appropriate.

Double leaf masonry system not anticipated to include dedicated cavity barriers.

Positive

N.5 Infill / Spandrel Panels

Not Applicable

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, and vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is highly likely

Negative

N.9 Presence of vents or other openings for services in the Façade

Not Applicable

N10. Proximity of Combustible Elements of a Façade to Escape Route Windows & Other Openings

Above doorways forming final exits from escape routes, such that burning material or debris from a fire involving the external walls above will pose a danger to escaping occupants

Negative

N.11 Attachments

Non-combustible open balconies

(Where these extend along a façade, they have the potential both to:

- interrupt a cavity; and
- deflect flames away from the building and away from the façade)

Positive

N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

Risk Factor Analysis

Conclusion: This system is comprised of a 6mm render coating applied to approximately 100mm of mineral wool insulation. This, in turn, is fixed to the building's original double-leaf masonry system (brick and block), not observed to contain any insulating materials.

Cementitious renders are typically non-combustible and can withstand high temperatures without catching fire or releasing harmful gases. The fire resistance of cementitious render depends on its composition, thickness, and the type of reinforcement used. In general, thicker layers of render provide better fire resistance. Its insulating properties can contribute to how a building performs in a fire. In some cases, cementitious render can help protect the underlying structure (such as brick or wood) from high heat by providing a protective layer.

Mineral wool, which includes materials like stone wool, is known for its excellent fire-resistant properties. Mineral wool has a very high melting point, typically around 1,000°C to 1,200°C. This makes it non-combustible, meaning it does not contribute to the spread of fire. In the event of a fire, mineral wool acts as a thermal barrier. Its fibrous structure traps air, reducing the transmission of heat to other parts of the structure and slowing the spread of fire. Mineral wool maintains its insulation properties and shape even at high temperatures, further protecting the structural components of buildings, like steel, from heat damage.

Masonry brickwork is generally considered fire-resistant and can provide significant protection against fire for structural and non-structural elements. Masonry bricks, typically made from clay or concrete, have very high melting points (above 1000°C for clay bricks), making them resistant to fire and heat. Bricks have low thermal conductivity. This helps prevent the spread of fire to adjacent areas and provides a thermal barrier that protects the underlying structure. Masonry walls provide effective fire containment, often preventing fire from spreading between compartments within a building. The thickness and density of the masonry wall determine its fire resistance rating.

As set out in PAS9980, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognised that this form of wall construction might be mixed with other forms of wall construction. This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height

No dedicated cavity barriers were observed in the sample areas.

This wall system forms vertical sections on all elevations, beginning at the 1st floor and extending the full height of the building. Structural openings include windows into the accommodation and surrounding the balcony doors. This wall type is not expected to support, sustain, or contribute to the spread of fire across the external surface of the building. The adjacent wall types are also comprised of non-combustible materials.

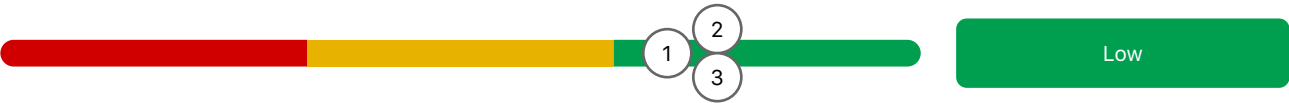
This building operates a 'Stay Put' evacuation policy. It is anticipated that due to the nature of the building's construction, a fire would be contained within the compartment of origin long enough for firefighter intervention to

begin or for affected occupants to evacuate if necessary. The building has two staircases with lobby protection serving all floors. An AOV was located at the head of the staircases to prolong the tenability of the means of escape and to aid internal firefighter intervention. A dry riser is fitted to the building with an outlet on every floor. There is adequate access for the fire service to the front and rear of the building. The nearest fire station is approximately 2 miles away, and as such, the response to a call out would be expected to be swift.

In the event of a fire;

- a) fire spread is likely to be at a rate within expectations for a building of this height given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that there is no requirement for remediation of this wall type.



Façade Configuration: 9RF7WC

Items in Façade

3 Items

	Effect	Risk
Wall Construction Ceramic Tiles (4Z6DAE)	Positive	Low
Attachment Cantilever Balcony (2GU1G7)	Positive	Low
External Window Top, Mid, Side Hung Casements (TGXYB6)	Neutral	Low

Façade Configuration Risk Factors

N.1 Building Height

18 m to 30 m

Negative

N.2 Height of Base of Cladding (Above Ground)

2 m to 5 m

NOTE At this height, the scope for a fire originating externally (e.g. involving a parked vehicle or waste skip started either accidentally or deliberately) igniting the cladding is considered possible, but not likely at an early stage in the development of the fire.

Neutral

N.3 Extent of Cladding

Limited in extent such as to delay fire spread over the external walls

Neutral

N.4 Cavities & Openings

Continuous vertically running cavity with cavity barriers or fire stops as appropriate

Positive

N.5 Infill / Spandrel Panels

Not Applicable

N.6 Setbacks - Combustible Cladding Setback from Wall Edge

Not Applicable

N.7 Overhangs & Projections

Not Applicable

N.8 Proximity to Windows and Other Openings to the Accommodation

Horizontally adjacent to windows and openings, and vertically in line with such openings, such that fire and smoke spread into the buildings, causing secondary fires, as a result of direct flame impingement, is highly likely

Negative

N.9 Presence of vents or other openings for services in the Façade

Where vents pass through a cavity, either:

- the cavity does not include combustible materials; or
- the cavity is faced on either side by brick or concrete at least 75 mm thick and any combustible insulation in the cavity is not thermoplastic

Positive

N10. Proximity of Combustible Elements of a Façade to Escape Route Windows & Other Openings

No combustible elements

Positive

N.11 Attachments

Non-combustible open balconies

(Where these extend along a façade, they have the potential both to:

- interrupt a cavity; and
- deflect flames away from the building and away from the façade)

Positive

N.12 Proximity of Combustible Elements of a Façade to a Neighbouring Building

Windows or other openings in adjacent or abutting neighbouring buildings are sufficiently distanced that direct flame impingement from a fire in the neighbouring building is unforeseeable

Neutral

Risk Factor Analysis

Conclusion: This system is an Alphonon Ceramic Tile System. Comprised of a 10mm ceramic tile external surface, supported by an aluminium rail system. Beneath this sits approximately 100mm of mineral wool insulation, which is, in turn, fixed to the building's original double-leaf masonry system (brick and block), not observed to contain any insulating materials.

The ceramic tiles are considered fire-resistant and can provide significant protection against fire for structural and non-structural elements. The tiles, typically made from clay, have a very high melting point (above 1000°C for clay bricks), making them resistant to fire and heat. They have low thermal conductivity. This helps prevent the spread of fire to adjacent areas and provides a thermal barrier that protects the underlying structure. It is noted that this tiles will have a small gap between them that will allow for ventilation and the ingress of flames and its effluents.

Although aluminium is generally considered to be of limited combustibility, it is recognised as having a lower melting point than other metals used in construction. This may mean that in scenarios resulting in prolonged exposure to fire, where temperatures exceed 600 degrees, the material may begin to lose its structural integrity.

Mineral wool, which includes materials like stone wool, is known for its excellent fire-resistant properties. Mineral wool has a very high melting point, typically around 1,000°C to 1,200°C. This makes it non-combustible, meaning it does not contribute to the spread of fire. In the event of a fire, mineral wool acts as a thermal barrier. Its fibrous structure traps air, reducing the transmission of heat to other parts of the structure and slowing the spread of fire. Mineral wool maintains its insulation properties and shape even at high temperatures, further protecting the structural components of buildings, like steel, from heat damage.

Masonry brickwork is generally considered fire-resistant and can provide significant protection against fire for structural and non-structural elements. Masonry bricks, typically made from clay or concrete, have very high melting points (above 1000°C for clay bricks), making them resistant to fire and heat. Bricks have low thermal conductivity. This helps prevent the spread of fire to adjacent areas and provides a thermal barrier that protects the underlying structure. Masonry walls provide effective fire containment, often preventing fire from spreading between compartments within a building. The thickness and density of the masonry wall determine its fire resistance rating.

As set out in PAS9980, a building whose external walls are composed exclusively of this form of construction is not ordinarily expected to require an FRAEW. However, it is recognised that this form of wall construction might be mixed with other forms of wall construction. This form of construction constitutes the lowest risk form of construction that might be used for external walls, for the following reasons.

- Each leaf of the wall, provided it is formed of masonry/concrete at least 75 mm thick and is generally well constructed, is likely to provide at least 30 min fire resistance.
- The masonry/concrete is likely to be of limited combustibility or better.

Given the above, this form of construction is invariably accepted as:

- not requiring cavity barriers generally, except that cavity closers are needed so that there is no free flow of air through the cavity; and
- being able to accommodate combustible materials within the cavity irrespective of building height

No dedicated cavity barriers were observed in the sample areas.

This wall system forms vertical sections on all elevations, beginning at the 1st floor and extending the full height of the building. It sits in alternating configuration with the rendered mineral wool system. Structural openings include

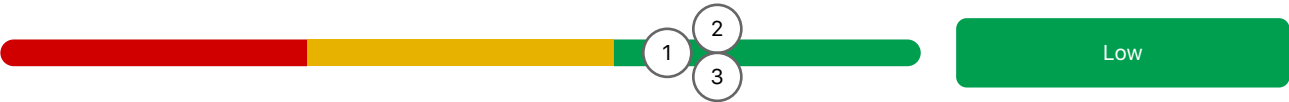
windows into the accommodation. This wall type is not expected to support, sustain, or contribute to the spread of fire across the external surface of the building. The adjacent wall types are also comprised of non-combustible materials.

This building operates a 'Stay Put' evacuation policy. It is anticipated that due to the nature of the building's construction, a fire would be contained within the compartment of origin long enough for firefighter intervention to begin or for affected occupants to evacuate if necessary. The building has two staircases with lobby protection serving all floors. An AOV was located at the head of the staircases to prolong the tenability of the means of escape and to aid internal firefighter intervention. A dry riser is fitted to the building with an outlet on every floor. There is adequate access for the fire service to the front and rear of the building. The nearest fire station is approximately 2 miles away, and as such, the response to a call out would be expected to be swift.

In the event of a fire;

- a) fire spread is likely to be at a rate within expectations for a building of this height given the circumstances at the building in question; and/or
- b) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping; and/or
- c) fire is unlikely to spread in such a way that the communal means of escape will be compromised before occupants can safely use them to escape; and/or
- d) the fire and rescue service are likely to be able to intervene effectively to enable occupants to reach safety in time.

It is our professional opinion that there is no requirement for remediation of this wall type.



APPENDIX

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

CO₂ 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

Building Era / Age

Known Build Date

Known Build Date

Circa 1962

Guidance Applicable At Time Of Construction

CP3 Chapter 4

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 Flats

36

Flat Types

Single Storey

Structural Wall Material

Concrete/Brick

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

Exterior Cladding (Details)

Brick, Moedling tile (A1), Structherm insulated mineral wool render (A2)

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

Approx number of Residents

Yes

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

Aerial Perspective: 380-450 Beaconview Road

Aerial image sourced from Google Earth



Elevations

Photo	Name	No. of Storeys	Features
	Front EAST ELEVATION	9 Storeys	Private Balconies Stacked
	NOTH AND WEST ELEVATIONS	9 Storeys	Private Balconies Stacked
	South elevation	9 Storeys	
	East elevation	9 Storeys	Private Balconies Stacked

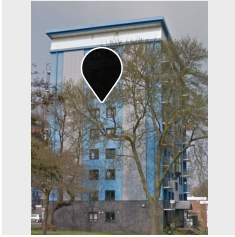
Photo	Name	No. of Storeys	Features
	North elevation	9 Storeys	
	West elevation	9 Storeys	• Private Balconies Stacked

Inspections

Elevation Location

Inspection

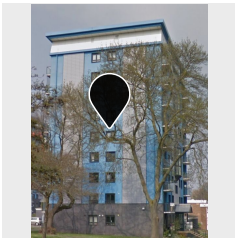
Elements



Inspection: 6ZB317

South elevation
Compartment Floor and Wall Junction
Interface

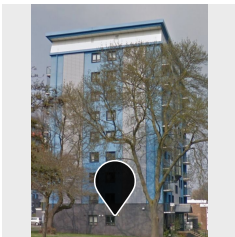
- External Surface Material (Render)
- Insulation (Mineral Wool Insulation)
- Outer leaf
- Cavity
- Inner Leaf (Blockwork)



Inspection: GAH9R1

South elevation
Aperture Opening

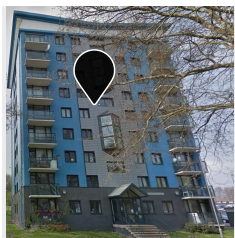
No elements identified



Inspection: 95XRAS

South elevation
Ground floor - Aperture Opening

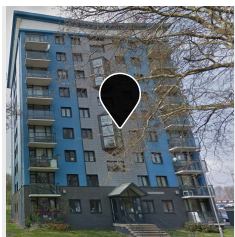
- External Surface Material (Brickwork)
- Insulation (Mineral Wool Insulation)
- Substrate (Original blockwork)



Inspection: S8DXDB

East elevation
Compartment Floor and Wall Junction
Interface

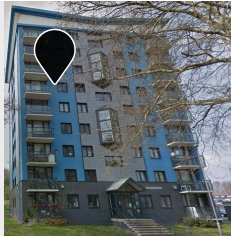
- External Surface Material (Alphaton Ceramic Tiles
Material: Fired clay tile
Fire Rating: A1 to BS EN 13501-1
Fixing: Mechanically fixed to vertical aluminium support rails using proprietary clips
Function: Decorative outer leaf; forms ventilated outer layer of the rainscreen system)
- Cavity
- Insulation (Mineral Wool Insulation)
- Outer leaf
- Cavity
- Inner Leaf (Blockwork)



Inspection: WFMYMQ

East elevation
Compartment Floor and Wall Junction
Interface

No elements identified

Elevation Location**Inspection****Elements****Inspection: AVIF1S**

East elevation
Aperture Opening

No elements identified

**Inspection: 75WLJ9**

East elevation
Aperture Opening

No elements identified

**Inspection: 26DGY2**

East elevation
Balcony floor and soffit finishes and build-up

- External Surface Material (Concrete)
- Waterproof Membrane

**Inspection: 9PBY1T**

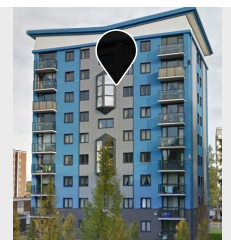
North elevation
Compartment Floor and Wall Junction
Interface

No elements identified

**Inspection: 112GU3**

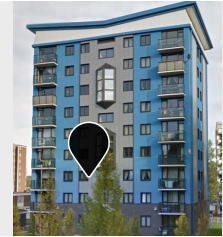
North elevation
Aperture Opening

No elements identified

**Inspection: JM3KSE**

West elevation
Compartment Floor and Wall Junction
Interface

No elements identified

Elevation Location	Inspection	Elements
	Inspection: TNM9KU West elevation Aperture Opening	No elements identified
	Inspection: VZJVTV West elevation Compartment Wall Junction	No elements identified
	Inspection: JEUL4D West elevation Ground floor - Aperture Opening	• External Surface Material (Brickwork) • Insulation (Mineral Wool Insulation) • Substrate (Original blockwork)
	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)
	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)

Elevation Location	Inspection	Elements
	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)
	Inspection: JJ7W1C Aperture Opening	- External Surface Material (Render) - Insulation (Mineral Wool Insulation) - Outer leaf - Cavity - Inner Leaf (Blockwork)

Elevation Location	Inspection	Elements
	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

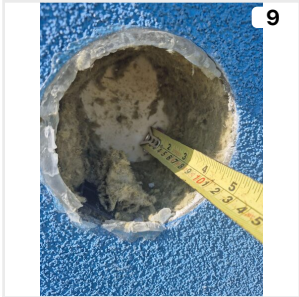
Cavity Barriers

No external cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: GAH9R1

Elevation • Location
South elevation • Aperture Opening



Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: 95XRAS

Elevation • Location
South elevation • Ground floor – Aperture Opening



Name/Summary

Masonry (Brickwork)

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

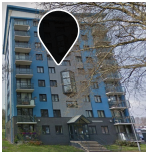
The materials are then measured and observed in there construction along with photographic evidence. Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Build-Up

3 Elements	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	Brickwork		A1 - Non-Combustible
Insulation	Mineral Wool Insulation		A1 - Non-Combustible
Substrate	Original blockwork		A1 - Non-Combustible

Inspection: S8DXDB

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



Name/Summary

Cladding tiles

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence. Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

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

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
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

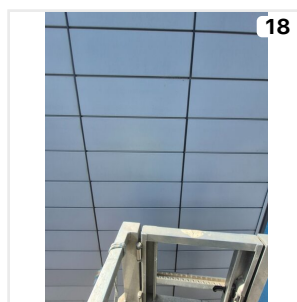
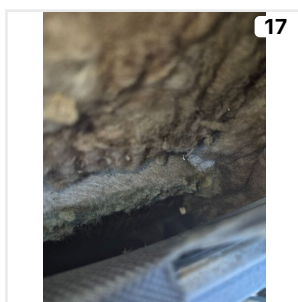
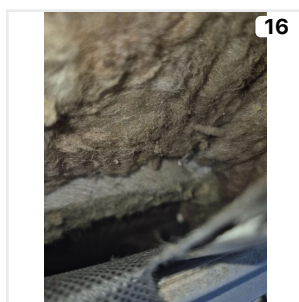
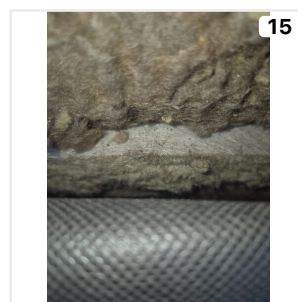
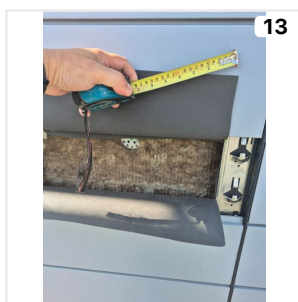
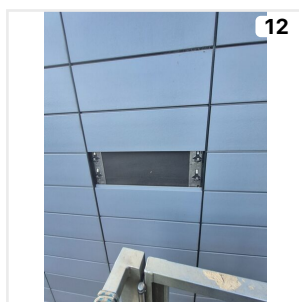
Cavity Barriers

Firestopping has been identified to be present at this inspection location

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: WFMYMQ



Elevation • Location

East elevation • Compartment Floor and Wall Junction Interface

Name/Summary

Cladding tiles

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: AVIF1S

Elevation • Location

East elevation • Aperture Opening



Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: 75WLJ9

Elevation • Location
East elevation • Aperture Opening



Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: 26DGY2

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



Name/Summary

Balcony floor and soffit

Proposed Inspection

The purpose of the balcony inspection will consist of visual and intrusive inspections to identify the attachment types material configuration.

The Engineer will be looking to determine the:

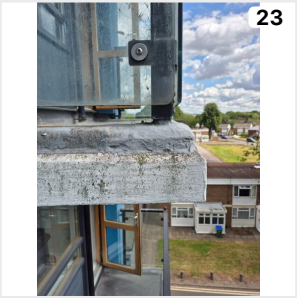
- a) Surface material (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify any material and Euroclass)
- d) Membranes (identify their presence and where possible manufacturer)
- e) Substrates (the means in which the façade is attached to the building)
- f) Cavity Barriers (Horizontally, Vertically, Around Openings)

The materials are then measured and observed in there construction along with photographic evidence.
Upon completion any removed material is placed back.

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: 9PBY1T



Elevation • Location

North elevation • Compartment Floor and Wall Junction Interface

Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: 112GU3



Elevation • Location
North elevation • Aperture Opening

Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: JM3KSE



Elevation • Location

West elevation • Compartment Floor and Wall Junction Interface

Name/Summary

Cladding tiles

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: TNM9KU

Elevation • Location

West elevation • Aperture Opening



Name/Summary

Cladding tiles

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: VZJVTV



Elevation • Location
West elevation • Compartment Wall Junction

Name/Summary

Render

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence.

Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Inspection: JEUL4D

Elevation • Location
West elevation • Ground floor - Aperture Opening



Name/Summary

Masonry (Brickwork)

Proposed Inspection

The purpose of the intrusive survey will consist of the visual and intrusive inspections of the identified systems and attachments to determine the through wall construction.

The Engineer will be looking to determine the:

- a) External Leaf (Identify the material and Euroclass)
- b) Cavities (if a cavity is present and if so the depth and extent)
- c) Insulation (identify the material and Euroclass)
- d) Sheathing Board (the presence of any Sheathing Board)
- e) Membranes (identify their presence and where possible manufacturer)
- f) Substrates (the means in which the façade is attached to the building)
- g) Cavity Barriers (Horizontally, Vertically, Around Openings)

The external inspection is undertaken by either using an approximate 25mm – 150mm bore in a discreet location or the removal of the external surface material. The engineer will then gather the external walls construction from external to internal.

The materials are then measured and observed in there construction along with photographic evidence. Upon completion the removed material is placed back into the opening and sealed to a fire safe condition but will not conduct any decorative repairs.

Build-Up

3 Elements	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	Brickwork		A1 - Non-Combustible
Insulation	Mineral Wool Insulation		A1 - Non-Combustible
Substrate	Original blockwork		A1 - Non-Combustible

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

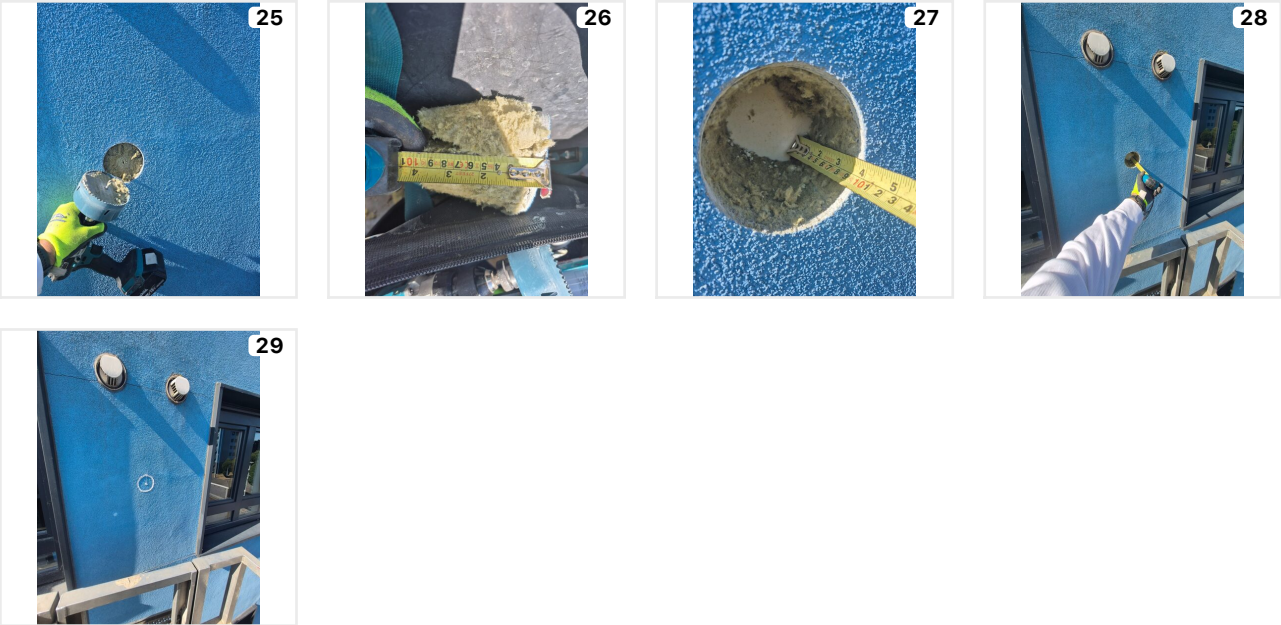
Cavity Barriers

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

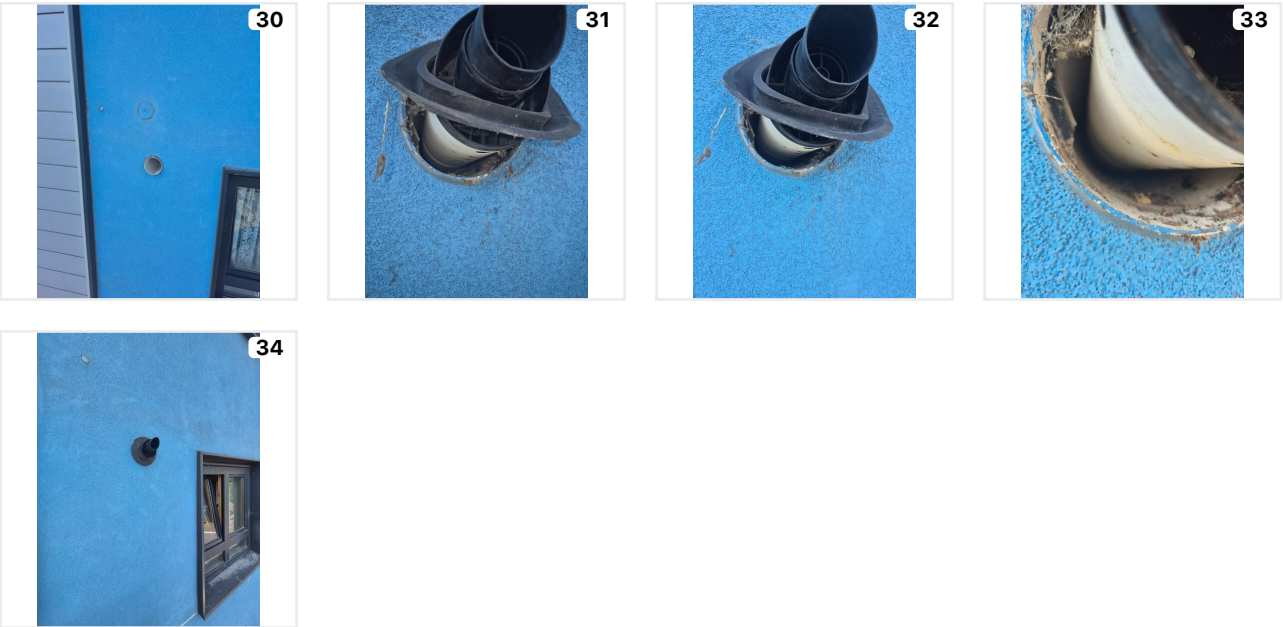
Cavity Barriers

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

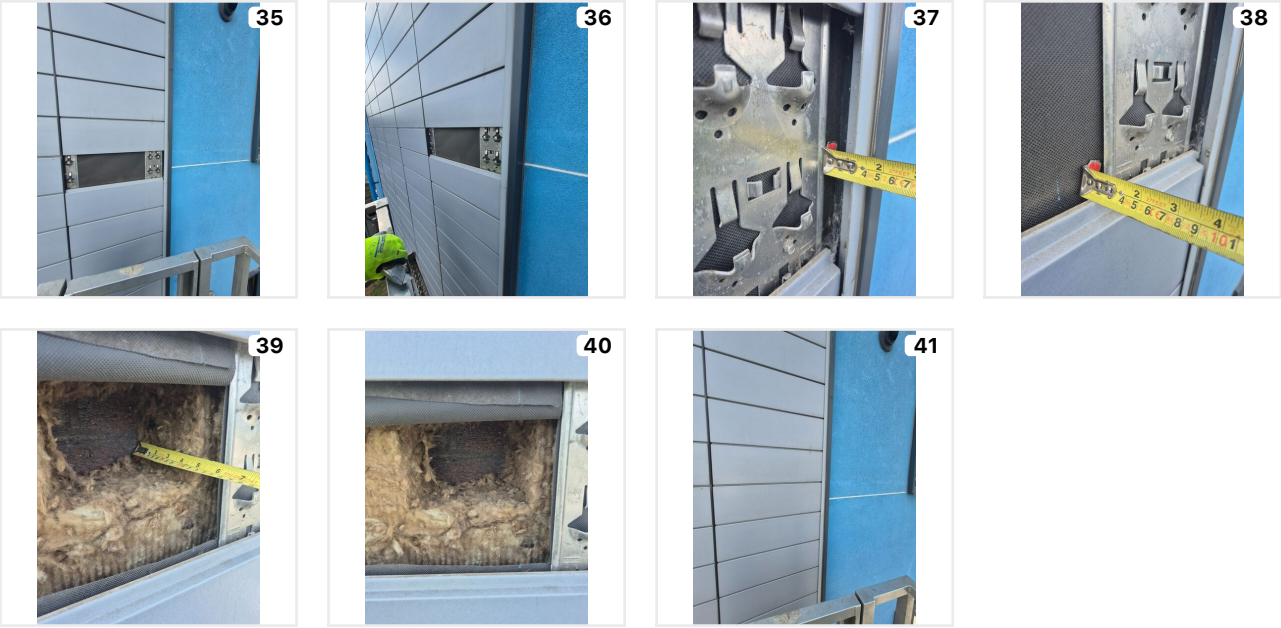
Cavity Barriers

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

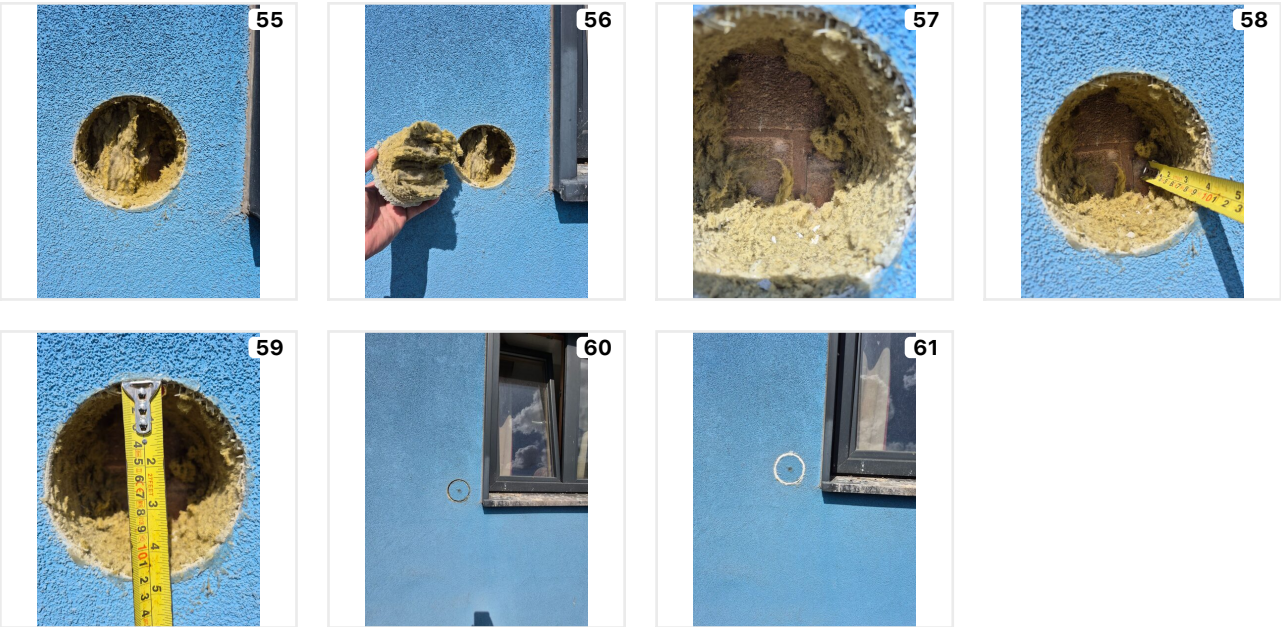
Cavity Barriers

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

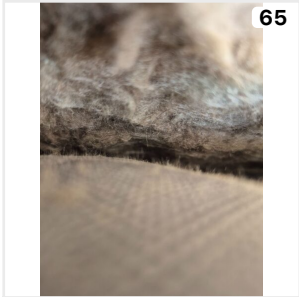
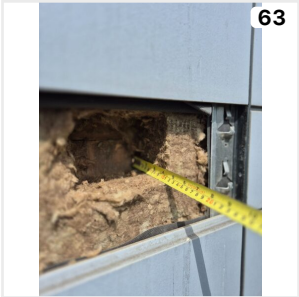
Cavity Barriers

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

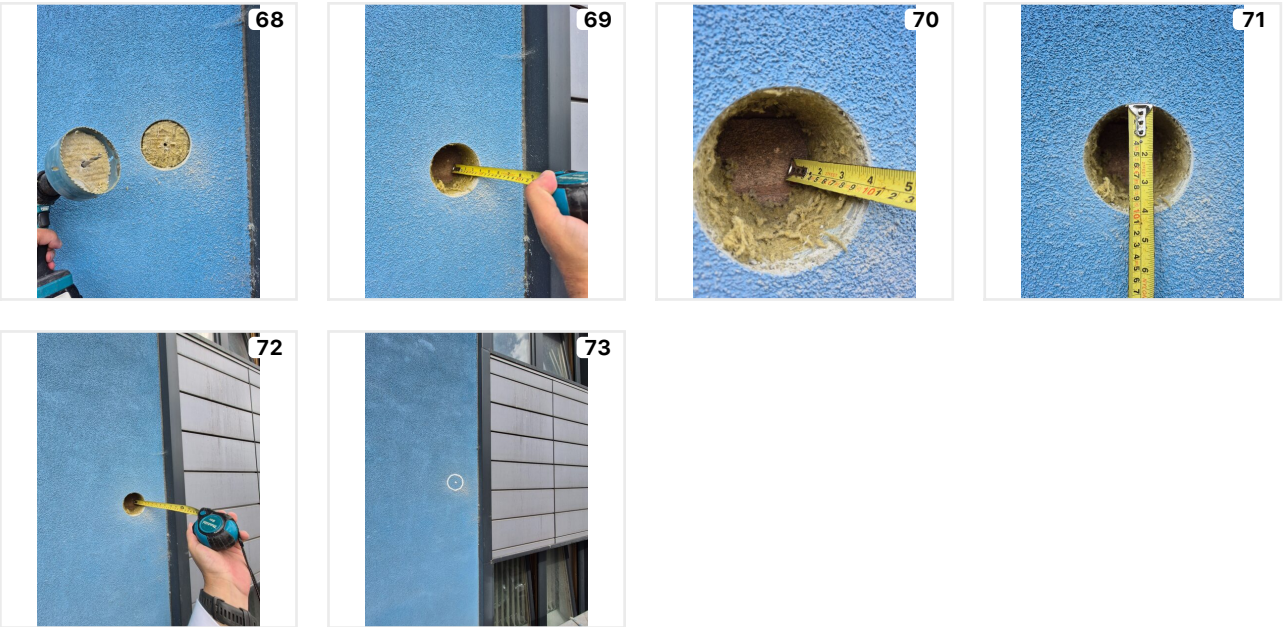
Cavity Barriers

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

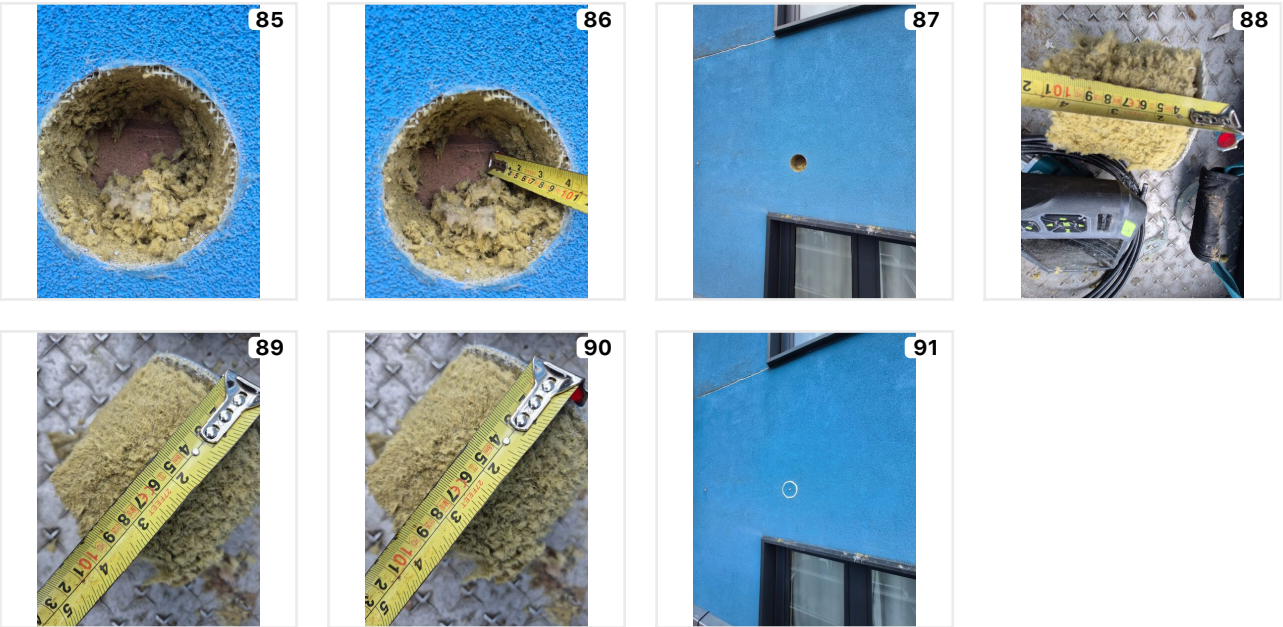
Cavity Barriers

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

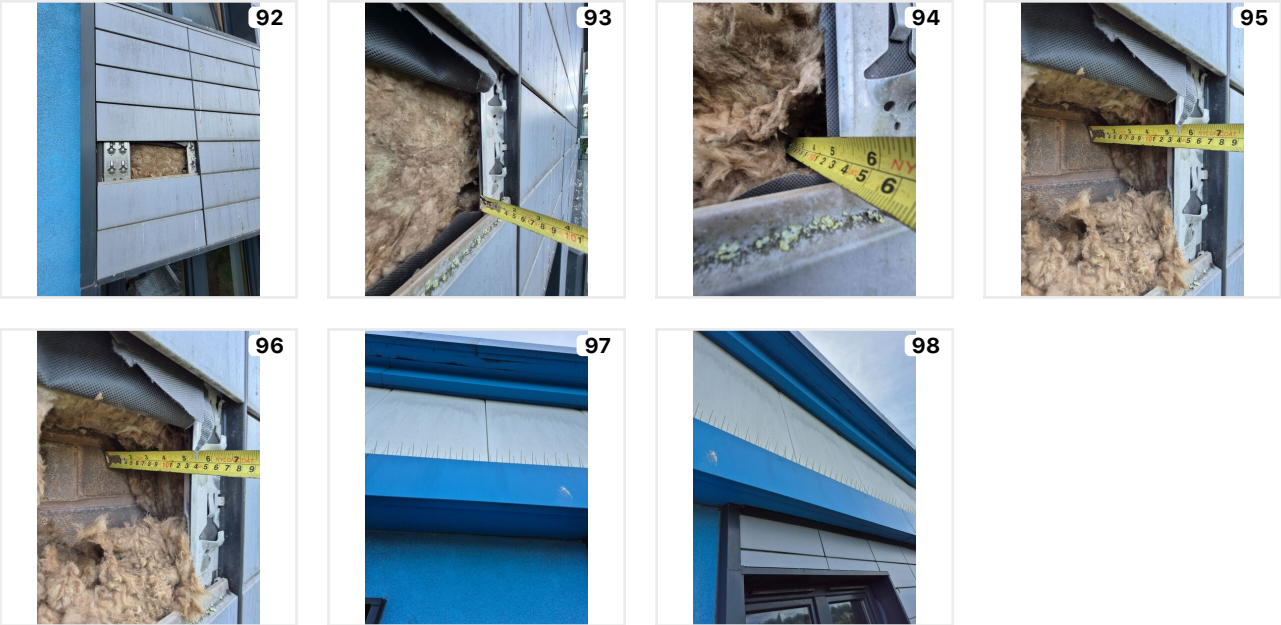
Cavity Barriers

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

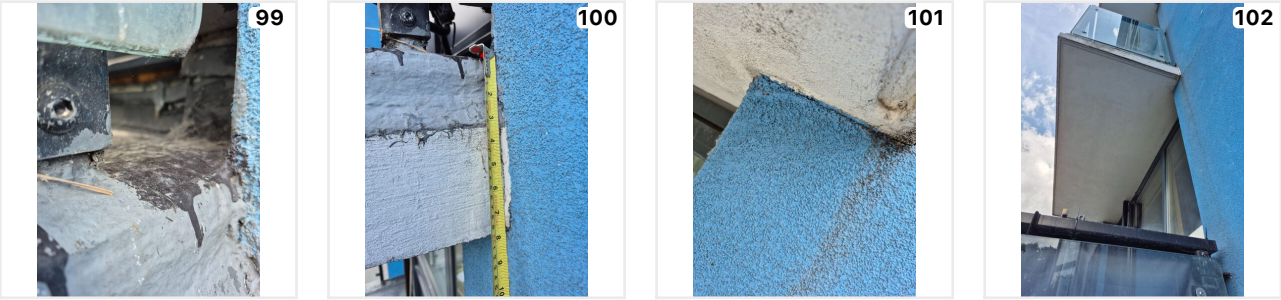
Name/Summary

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

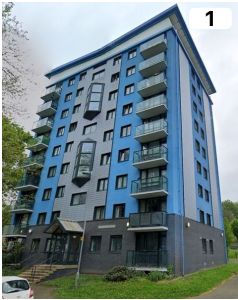
Inspection Photos



Attachments & Balconies

Photo

Attachment



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

Steel

Infill

Clear glazing

L6 Benchmark

Balconies -

Balconies are defined in BS 8579. However, for the purpose of this PAS and the manner in which balconies impact external fire behaviour, balconies fall into one of three categories:

- a) Those which fall entirely within the curtilage of the building structure (i.e. they are built on the slab and appear inset into the building when observed from outside). They might be enclosed to an extent and might effectively be made fully enclosed (sometimes referred to as a "winter garden"). The extent of enclosure needs to be considered in light of whether, from a fire perspective, the space can be treated as part of the outside or whether it is in effect a compartment (i.e. subject to compartment fire behaviour);
- b) Those which project beyond the main building structure but do so on an extension of the floor slab. They provide an advantage in that their construction matches that of the compartment floor within the building, and can deflect fire/smoke plumes away from the building; and
- c) Those which project beyond the main building structure and are fixed to the outside face of the building. They can only be of lightweight construction; their construction needs to be assessed based upon the combustibility and fire resistance of any materials used.

Regardless of balcony type, the materials used to line the balconies (including soffits) need to be assessed in light of their likely contribution to external fire spread.

Storage of materials and other uses by residents also need to be taken into account.

Any bulk storage can pose a significant hazard, as can the use of combustion appliances such as barbecues and heaters.

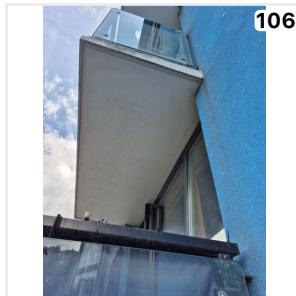
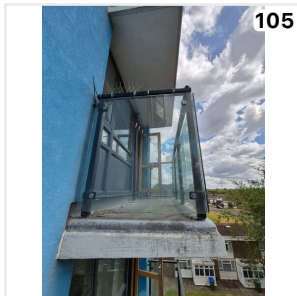
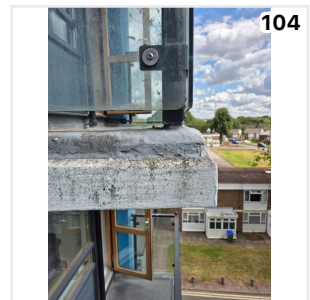
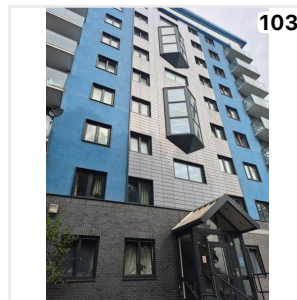
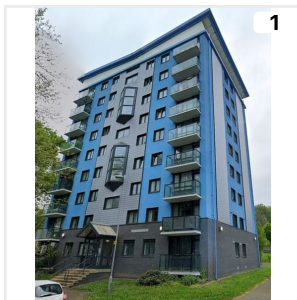
Aside from the above, means of escape external walkways (a form of balcony) are not within the scope of this PAS, as any risk associated with these would need to be considered as part of the overarching FRA.

Fire Engineer Comments

These cantilever balconies are configured in a vertically stacked configuration on the East and West elevations of the building. They extend from the ground floor to the uppermost storey of the building.

They are primarily formed of non-combustible materials, the steel frame and balustrade, and concrete soffit will not support, sustain, or contribute to the spread of fire across the external surface of the building. The soffit will also act to disrupt the mechanism for vertical fire spread between the balconies. The adjacent wall systems are non-combustible and, as such, will not be negatively impacted by a fire occurring on a balcony.

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

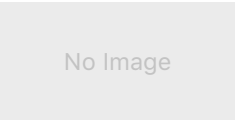
Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (RKEI12)



Single Leaf Door (QWH4C8)

External Door: Single Leaf Entrance Doors

External Door Reference
RKEI12

Details

Surface Material

Aluminium and Glass

Frame Material

Aluminium

Details

Entrance doors

External Door: Single Leaf Door

External Door Reference
QWH4C8

Details

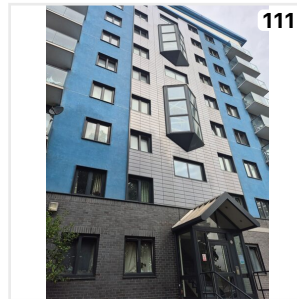
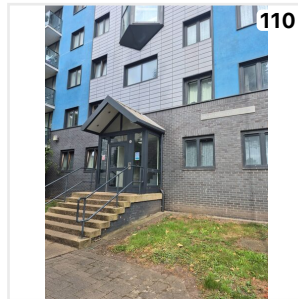
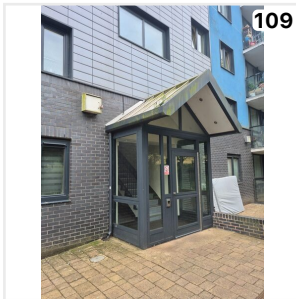
Surface Material

Aluminium

Frame Material

Aluminium

Photos



Plan: South elevation



Plan: East elevation



Plan: North elevation



Plan: West elevation



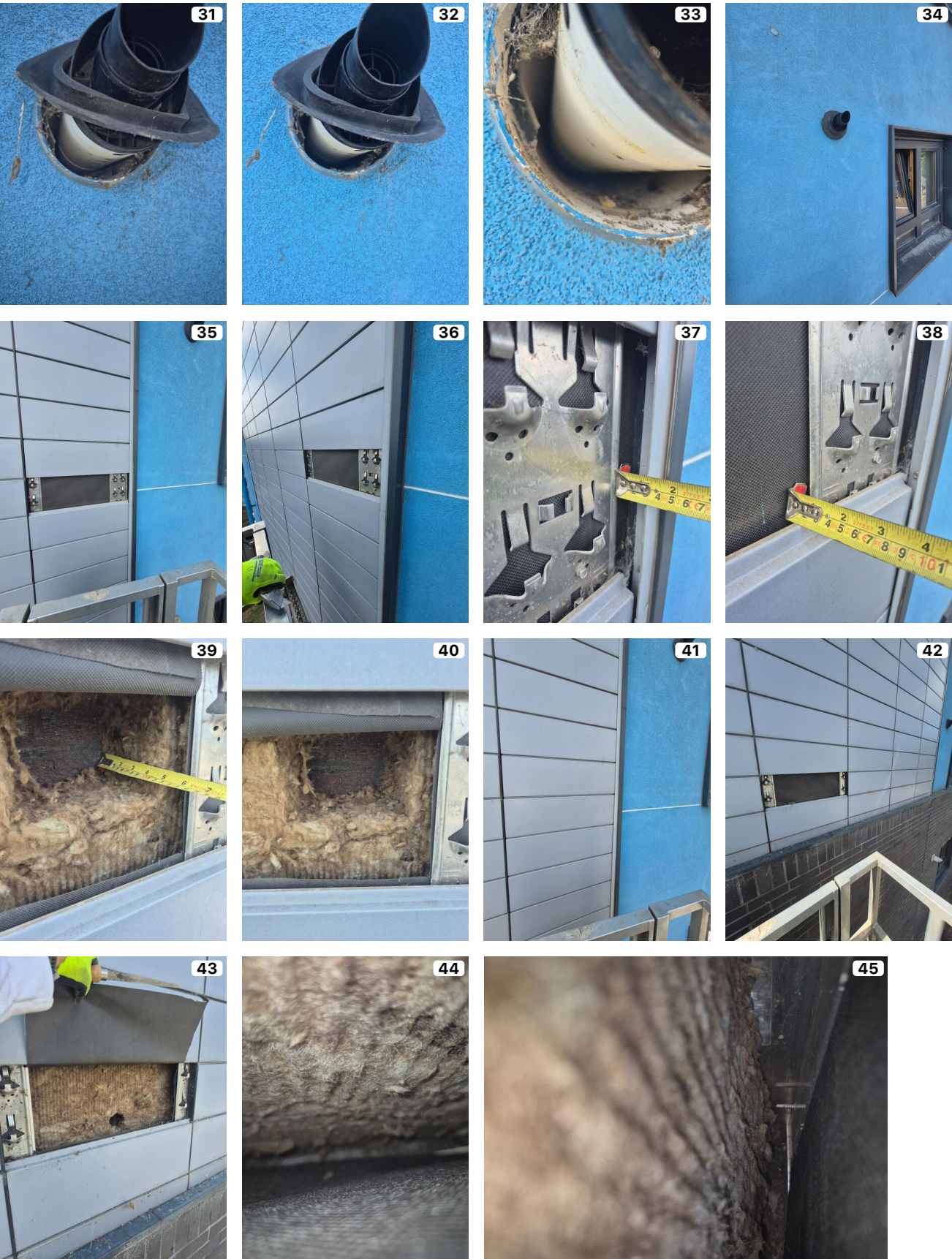
Photos



Photos Continued...



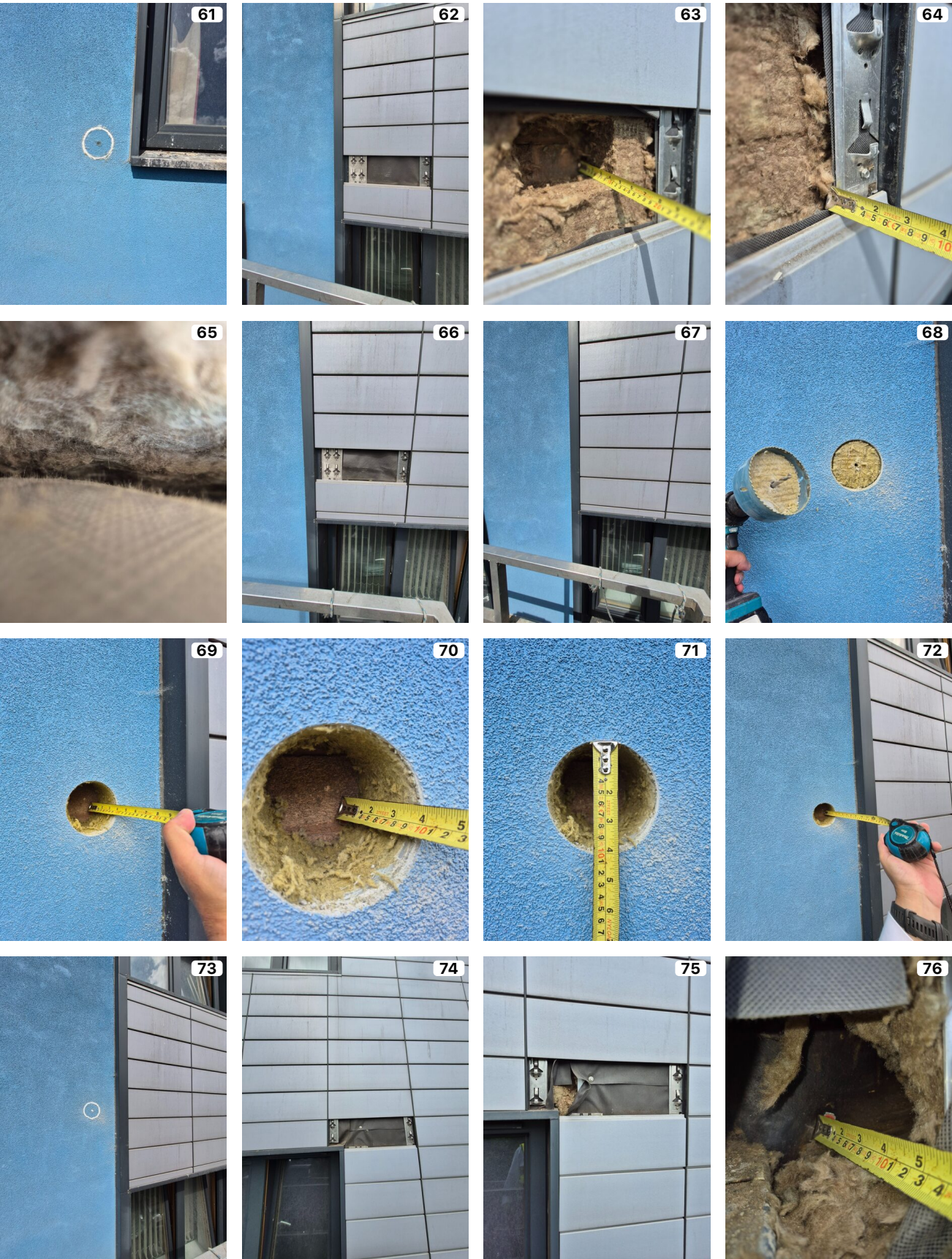
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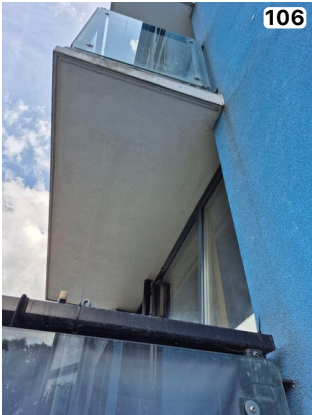
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