



FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View
Estover
Plymouth
PL6 7TL

Document Version 3
Survey Date 04/11/2024
Suggested Review Date 04/11/2029

EXTERNAL WALL SURVEY

BROOKVIEW

Brookview
Stanhope Road
Semethwick
West Midlands
B67 6HG

This report must be retained on the premises for inspection by statutory authorities.
Management is responsible for actions required in this report and should brief all staff on the report's findings.

Enforcement Officers are requested to note that this document is designed to inform the Lessee Tenant Manager of the existing Fire Safety Arrangements and any Significant Findings. Issues relating to the control and management of fire safety management for fire safety measures can be found in in-house documents such as:

Fire Policy and Testing and Maintenance records

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Summary

External Wall Survey

Assessment and Certificate Reference

RB-9Y3E7F

Assessed On, By

04/11/2024,

Alex Dodd EngTech MinstRE (Lead Facade Consultant)

Douglas Murray (Building Safety Consultant)

(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

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.

Recommended Review Date

04/11/2029

Assessed Property

Property Name

Brookview

Property Reference

RB-D5NKNR

Address

Brookview

Stanhope Road

Semethwick

West Midlands

B67 6HG

Assessing Organisation

Firntec Ltd

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

0345 646 1566 — www.firntec.com

Assessor Remarks

Brookview is a 12 storey tower block which was built circa 1959 by Building contractors Whittall, architects K.R. Emmett, and engineers: D.M. Waite and it is considered to be approximately 32 metres tall. The block contains 68 individual flats.

Each flat has its own balcony and the area is enclosed by steel railings at the perimeter. There are two lifts in the block and these serve alternate floor levels. The structure is formed from reinforced concrete frame with concrete staircores, lift core, floor slabs and foundations. The external walls are formed from a brick outer leaf and an internal leaf of concrete

blockwork with projecting cantilevered balconies on all occupied floors. There is no basement level.

Improvement work which comprised of external wall insulation with render finish, replacement windows, new front entrance porch, replacement balcony panels has been completed within the preceding 10 year period.

This report has been prepared for Sandwell Metropolitan Borough Council by Firntec Ltd Building Compliance. This survey has included consideration of the following pieces of legislation and other guidance relevant at the time of reporting:

The RRO (FSO) 2005

The Fire Safety Act 2021

The Building Safety Act 2022

Approved Document B of building regulations 2006

This report was prepared by Douglas Murray (BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA) who is a Building Surveyor with 25 years of fire related and construction experience in both new build and refurbishment projects on behalf of Firntec Ltd. Douglas is a member of the Royal Institute of Chartered Surveyors, the Institute of Fire Engineers, the Fire Protection Association, and an ABBE qualified Fire Risk Assessor. Douglas has specialised within Fire Safety and cladding investigations for eight years and has held senior posts with London and nationally based Registered Social Landlords. Douglas advises on and produces Building Safety Case Reports and has taken the lead for various clients securing, quality checking and completing Type 1-4 Fire Risk Assessments, completing Fire Risk Assessments of External Walls (FRAEW), leading on Intrusive investigative surveys, and preparing fire strategy documents. Part of the work Douglas completes, supports and evidence claims brought forward under the Defective Premises Act in the context of non-compliance and fire safety defects within multi occupancy buildings.

Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

- External Wall: Includes all of the following.
 - Anything located within any space forming part of the wall.
 - Any decoration or other finish applied to any external (but not internal) surface forming part of the wall.
 - Any windows and doors in the wall.
 - Any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance
- Specific Attachment Includes any of the following.
 - A balcony attached to an external wall.
 - A device for reducing heat gain within a building by deflecting sunlight which is attached to an external wall.
 - A solar panel attached to an external wall.

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

We endeavour to undertake intrusive inspections at various elevations and varying heights, however, this may not always be achievable due to mitigating factors out of our control such as access or weather conditions.

The findings of the investigation are limited to each precise inspection location and cannot be used to confirm absolute consistency of the façade in its entirety.

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

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

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

Assumptions

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

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

Outcomes

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

The findings of this report may form part of the gathered information to form such reports as:

- PAS9980:2022 Fire risk appraisal of external wall construction and cladding of existing blocks of flats – Code of practice or;
- External Wall Compliance at Time of Construction Report.

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

Asset Information

Client Name

Sandwell Metropolitan Borough Council

Client Address

Sandwell Council House
Freeth Street PO Box 2374
Oldbury
B69 3DE

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not required

Contact Details

As provided by client

Fire Alarm System

Within Flats: Smoke alarms are installed to LD2 and LD3 standards.
LD2: Smoke detectors in hall/living room + heat detector in kitchen.
LD3: Smoke detectors in the hallway only.
Sampled flats indicate a mix of LD2 and LD3 installations.
Void properties are being upgraded to LD1 systems.
Communal detection: No fire detection system in 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

Extinguisher equipment is installed within staff only / Restricted access areas of the building.

Smoke Control

Natural smoke control, Mechanical smoke control

Smoke Control

Installed at stairwells on floors 1st (B), 6th (G), 10th (L), 11th (M).
AOVs present on all lobby landings (1st-11th floor, B to M).
Control panel located on ground floor near MAP (Main Access Point).

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

Bin Store: Deluge system installed.

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Inlet cabinet location: Right-hand side of front main entrance, adjacent to bin store.
Serves all floors (1st – 11th, B to M).
Outlets: Located in communal lobbies on each floor.
Secured with cable ties, checked regularly by caretakers.

Access for fire-fighting vehicles

Adequate access for firefighting vehicles
NOTE This is where access is possible in line with benchmark guidance on access for firefighting vehicles from Approved Document B, taking into account the size of the building (floor area), height of the building and whether fire mains are present in the building.

Fire Hydrant Location/ Water Supply

Fire Hydrant Present:
Located adjacent to the front main entrance.
Flow rate & testing not detailed—recommend verification with WMFS.

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

A proprietary steel SIB is fitted within the main entrance lobby

Signage

Appropriate signage installed throughout premises

Signage

Good standard of signs was found for wayfinding, fire door, floor level and advisory notices

Property Type

Residential Purpose-built, General Needs

Building Era / Age

Assumed 1950 - 1979

Building Height

Approximately 32m to the highest occupied floor level. (calculated at 2.7m per floor as per PAS 9980-2022 section 3.1.22)

Number of Storeys (Ground and above)

12

Number of Basement Levels

None

Number of Flats

68

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

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

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

EWI mechanically fixed to original brickwork with mineral wool and render finish

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

136

Residents (Extended)

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

People With Reduced Mobility

Other

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

There are two staircases within in a single core, designed in a scissor arrangement.

Number Of Final Exits

There are two final exits at ground

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

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?

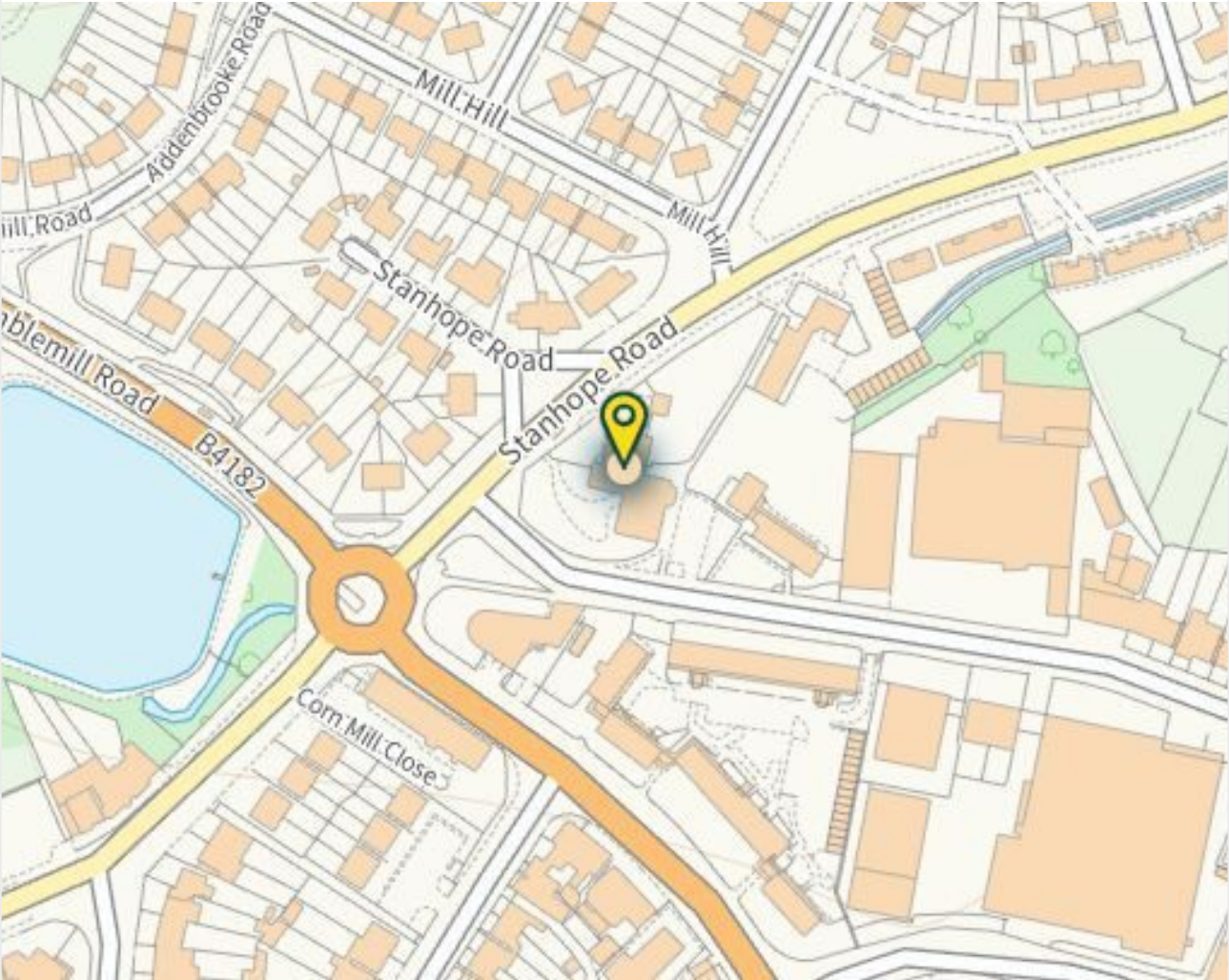
Yes

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Brookview

Aerial image of Brookview and the surrounding area



Elevations

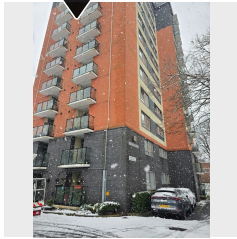
Photo	Name	No. of Storeys
 A photograph of the North Elevation of a 12-storey building. The building features a mix of red brick, blue panels, and white window frames. A small white box with the number '1' is in the top right corner of the photo.	North Elevation	12 Storeys
 A photograph of the South Elevation of a 12-storey building. The building is primarily red brick with blue panels at the top. A small white box with the number '2' is in the top right corner of the photo.	South Elevation	12 Storeys
 A photograph of the East Elevation of a 12-storey building. The building has a red brick facade with blue panels and white window frames. A small white box with the number '3' is in the top right corner of the photo.	East Elevation	12 Storeys
 A photograph of the West Elevation of a 12-storey building. The building is red brick with blue panels and white window frames. A small white box with the number '4' is in the top right corner of the photo.	West Elevation	12 Storeys

Inspections

Elevation Location

Inspection

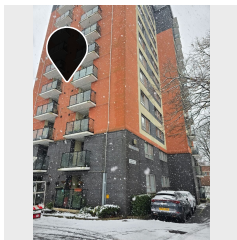
Elements



Inspection: VDEYHC

Survey locations as tagged
Accessible wall

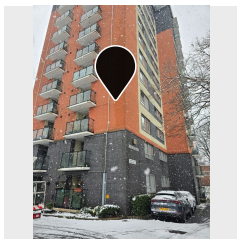
- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)
- Cavity
- Inner Leaf (Blockwork)



Inspection: LX3KFB

Survey locations as tagged
Accessible wall

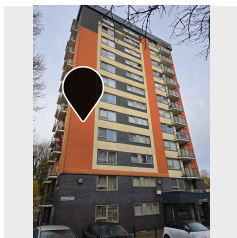
- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)
- Cavity
- Inner Leaf (Blockwork)



Inspection: 5JFPHC

Survey locations as tagged
Accessible wall

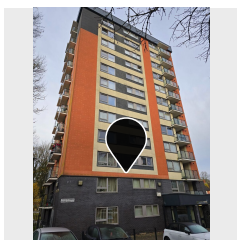
- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)
- Cavity
- Inner Leaf (Blockwork)



Inspection: R54XHN

Survey locations as tagged
Accessible wall

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)
- Cavity
- Inner Leaf (Blockwork)



Inspection: EBW5CZ

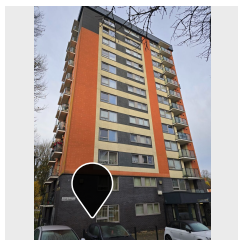
Survey locations as tagged
Accessible wall

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)
- Cavity
- Inner Leaf (Blockwork)

Inspection: 2JW8BL

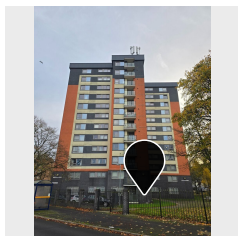
Accessible wall

- Outer leaf
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

Elevation Location**Inspection****Elements****Inspection: EXYQGZ**

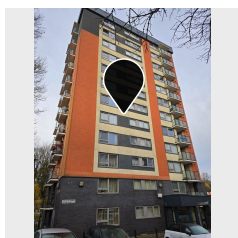
Survey locations as tagged
Accessible wall

- Outer leaf
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall)
(Original brickwork)

**Inspection: VIK2QM**

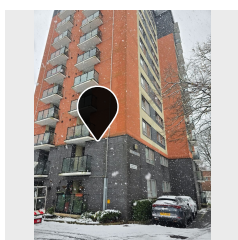
Survey locations as tagged
Accessible wall

- Outer leaf
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall)
(Original brickwork)

**Inspection: 28L1RL**

Survey locations as tagged
Accessible wall

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall)
(Original brickwork)
- Cavity
- Inner Leaf (Blockwork)

**Inspection: 9YSKF4**

Survey locations as tagged
Accessible wall

- Outer leaf
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall)
(Original brickwork)

Inspection: VDEYHC

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 1 - (EWI) render over mechanically fixed mineral wool attached to original brickwork

Description

Insulation with a render finish has been added to the original construction

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Appears to be a through colour acrylic based render				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation has the appearance of Rockwool Duo Slab				
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible
Original brickwork				
Cavity	60mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

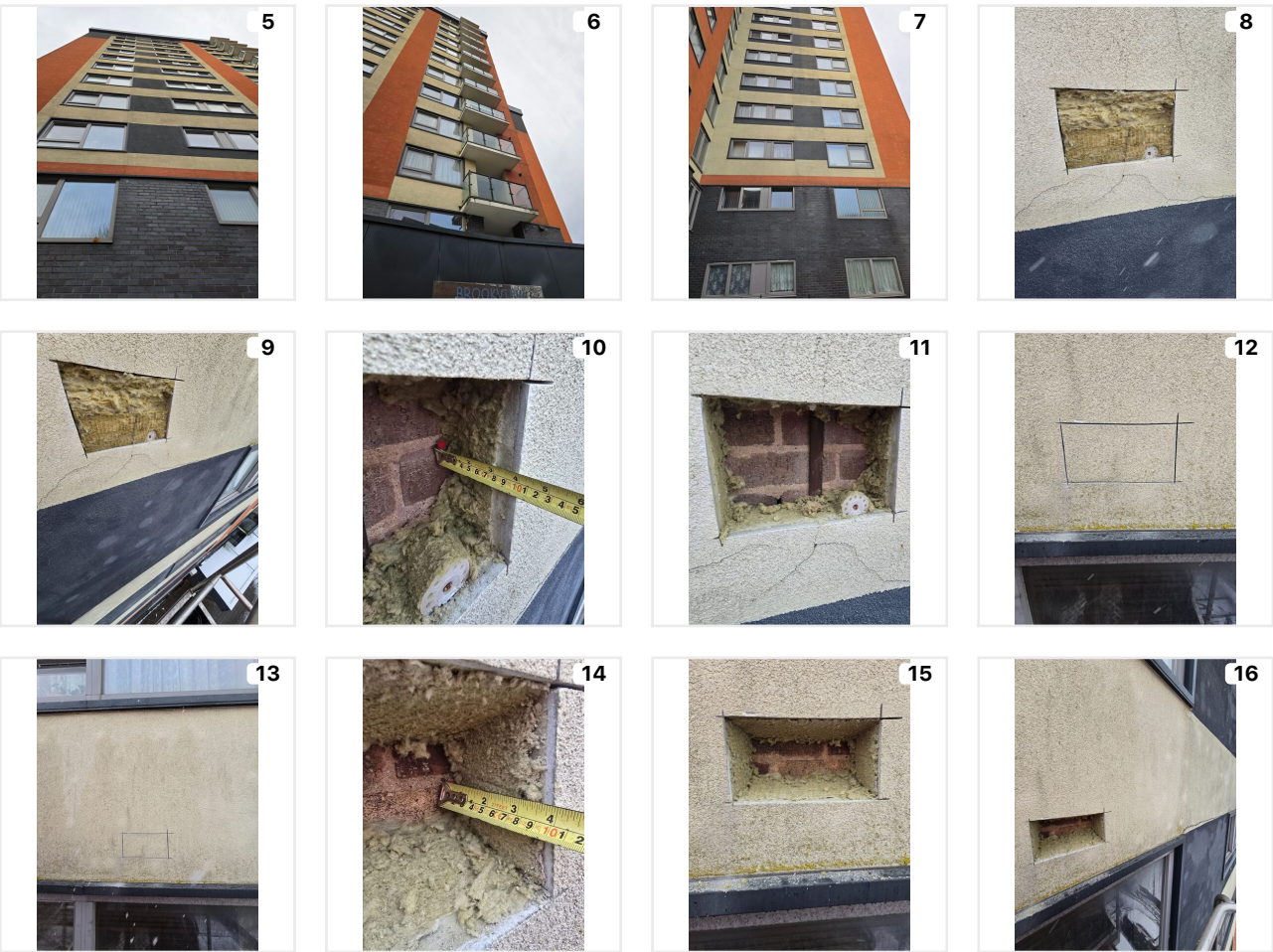
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos





Inspection: LX3KFB

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 1 - (EWI) render over mechanically fixed mineral wool attached to original brickwork

Description

Insulation with a render finish has been added to the original construction

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Appears to be a through colour acrylic based render				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation has the appearance of Rockwool Duo Slab				
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible
Original brickwork				
Cavity	60mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 5JFPHC

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 1 - (EWI) render over mechanically fixed mineral wool attached to original brickwork

Description

Insulation with a render finish has been added to the original construction

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Appears to be a through colour acrylic based render				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation has the appearance of Rockwool Duo Slab				
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible
Original brickwork				
Cavity	60mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: R54XHN

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 1 - (EWI) render over mechanically fixed mineral wool attached to original brickwork

Description

Insulation with a render finish has been added to the original construction

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Appears to be a through colour acrylic based render				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation has the appearance of Rockwool Duo Slab				
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible
Original brickwork				
Cavity	60mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: EBW5CZ

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 1 - (EWI) render over mechanically fixed mineral wool attached to original brickwork

Description

Insulation with a render finish has been added to the original construction

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Appears to be a through colour acrylic based render				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation has the appearance of Rockwool Duo Slab				
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible
Original brickwork				
Cavity	60mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 2JW8BL

Location
Accessible wall

Name/Summary

Wall Type 2 - brickwork with full fill mineral insulation at ground only

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
Brickwork which has been installed over the original outer leaf and now includes a mineral wool fill in the formed cavity				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

Material	Photo Ref.
Solid State Mineral Wool	
The cavity is fully filled with a mineral wool quilt	

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: EXYQGZ

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 2 - brickwork with full fill mineral insulation at ground only

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
Brickwork which has been installed over the original outer leaf and now includes a mineral wool fill in the formed cavity				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

Material	Photo Ref.
Solid State Mineral Wool	
The cavity is fully filled with a mineral wool quilt	

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: VIK2QM

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 2 - brickwork with full fill mineral insulation at ground only

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
Brickwork which has been installed over the original outer leaf and now includes a mineral wool fill in the formed cavity				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

Material	Photo Ref.
Solid State Mineral Wool	
The cavity is fully filled with a mineral wool quilt	

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 28L1RL

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 1 - (EWI) render over mechanically fixed mineral wool attached to original brickwork

Description

Insulation with a render finish has been added to the original construction

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A2 - Limited Combustibility
Appears to be a through colour acrylic based render				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation has the appearance of Rockwool Duo Slab				
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible
Original brickwork				
Cavity	60mm			
Inner Leaf	100mm	Blockwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 9YSKF4

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall Type 2 - brickwork with full fill mineral insulation at ground only

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Outer leaf	100mm			A1 - Non-Combustible
Brickwork which has been installed over the original outer leaf and now includes a mineral wool fill in the formed cavity				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	100mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

Material	Photo Ref.
Solid State Mineral Wool	
The cavity is fully filled with a mineral wool quilt	

Floor Slab

Backing Wall Sits On The Floor Slab

Attachments & Balconies

Photo

Attachment



Cantilever Balcony (UWLLNB)

Configuration: Stacked

Size: Private balcony spanning only a single compartment

Attachment: Cantilever Balcony

Attachment Reference
UWLLNB

Details

Configuration

Stacked

Framework/Structure

Concrete

Handrail

Steel

Soffit

Concrete

Size

Private balcony spanning only a single compartment

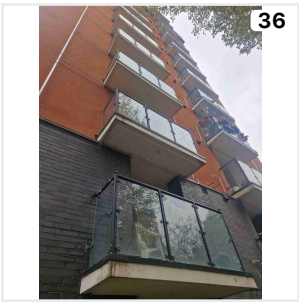
Decking & Supports

Concrete

Balustrade

Heat soaked glass

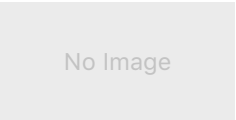
Photos



Penetrations

Photo

Penetration



Flue (PL617X)
Inspection Type: Visual

Penetration: Flue

Penetration Reference
PL617X

Details

Photo

1 Image

Duct Pipework Material

PVC

Inspection Type

Visual

Means Of Fire Stopping

None

External Windows

Photo

External Window



Top, Mid, Side Hung Casements (QV9JI5)



Top, Mid, Side Hung Casements (88MG1J)



Top, Mid, Side Hung Casements (74WIST)

External Window: Top, Mid, Side Hung Casements

External Window Reference
QV9JI5

Details

Surface Material

Aluminium

Frame Material

Timber

Infill / Panel Material

Toughened Glass

Photos



External Window: Top, Mid, Side Hung Casements

External Window Reference
88MG1J

Details

Surface Material

Aluminium

Frame Material

Timber

Infill / Panel Material

Toughened Glass

Photos



External Window: Top, Mid, Side Hung Casements

External Window Reference
74WIST

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Toughened Glass

Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (J4XD4U)



Single Leaf Entrance Doors (1AJYBF)

External Door: Single Leaf Entrance Doors

External Door Reference
J4XD4U

Details

Surface Material

Aluminium

Infill / Panel Material

Toughened Glass

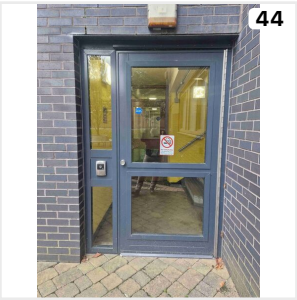
Frame Material

Aluminium

Details

Kite marking EN 14449

Photos



External Door: Single Leaf Entrance Doors

External Door Reference
1AJYBF

Details

Surface Material

Aluminium

Infill / Panel Material

Toughened Glass

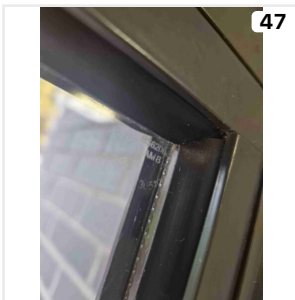
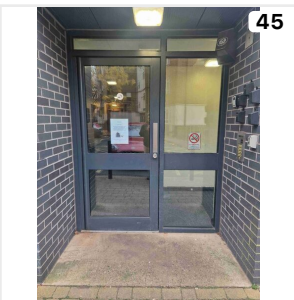
Frame Material

Aluminium

Details

Kite marking identified the glazing as laminated

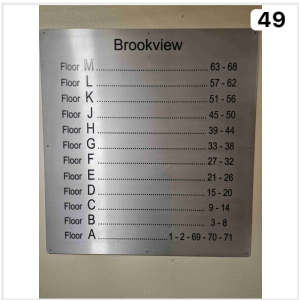
Photos



General Observations



48



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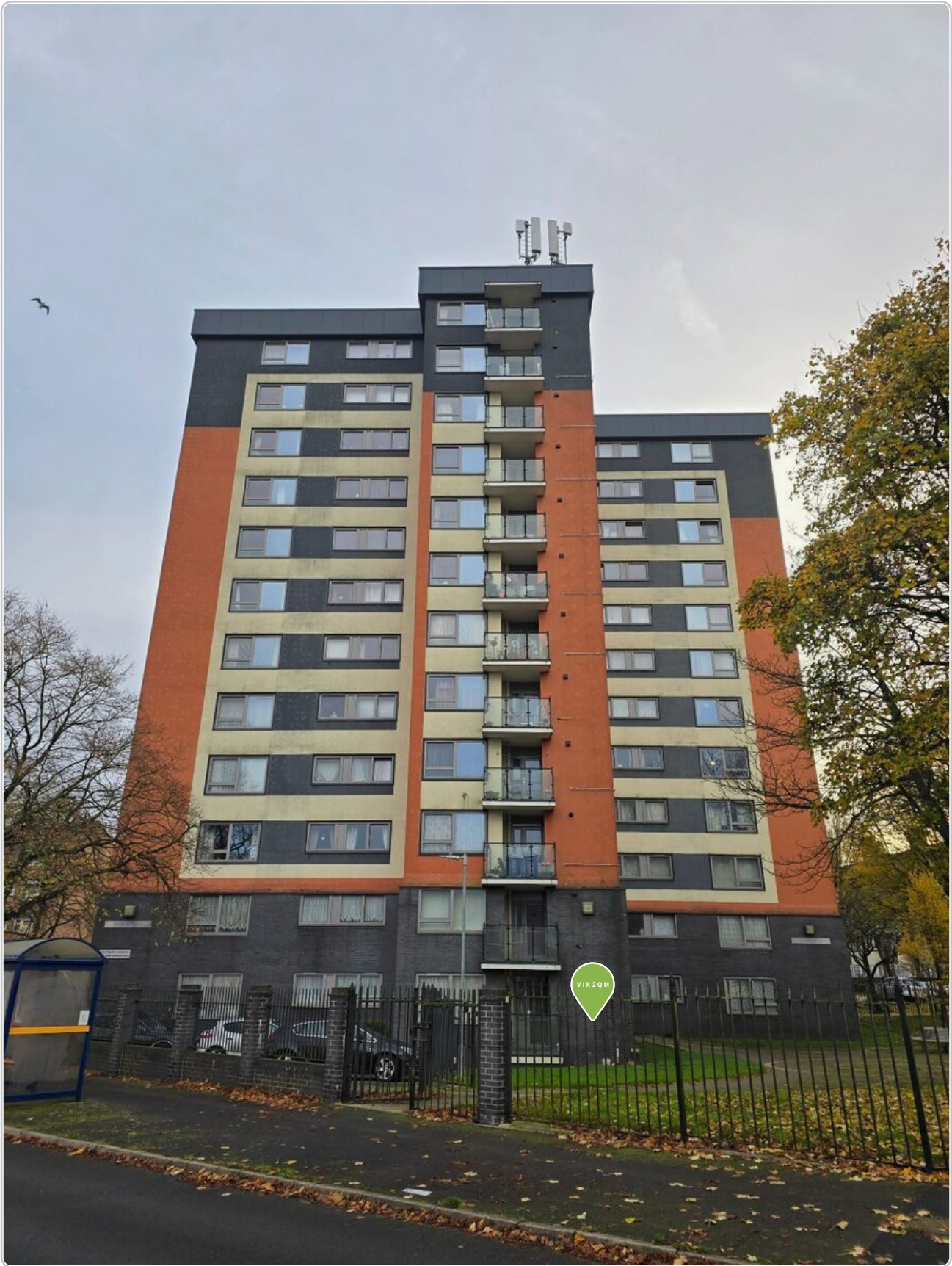


50

Plan: Survey locations as tagged



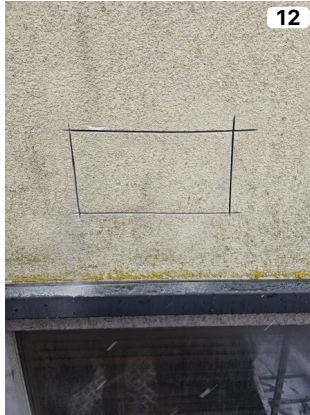
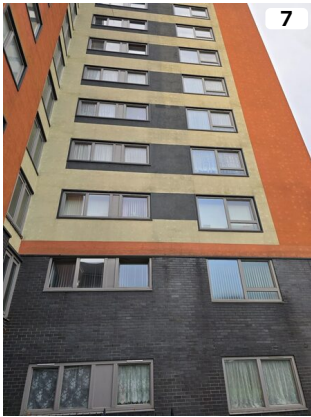
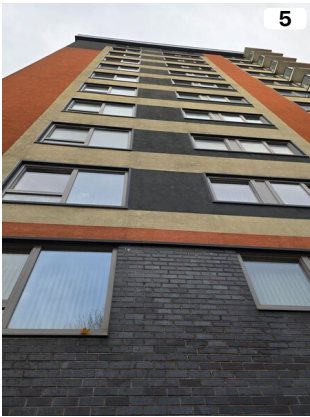
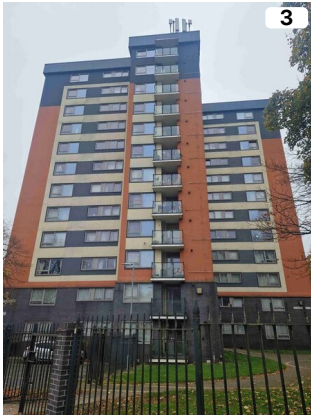
Plan: Survey locations as tagged



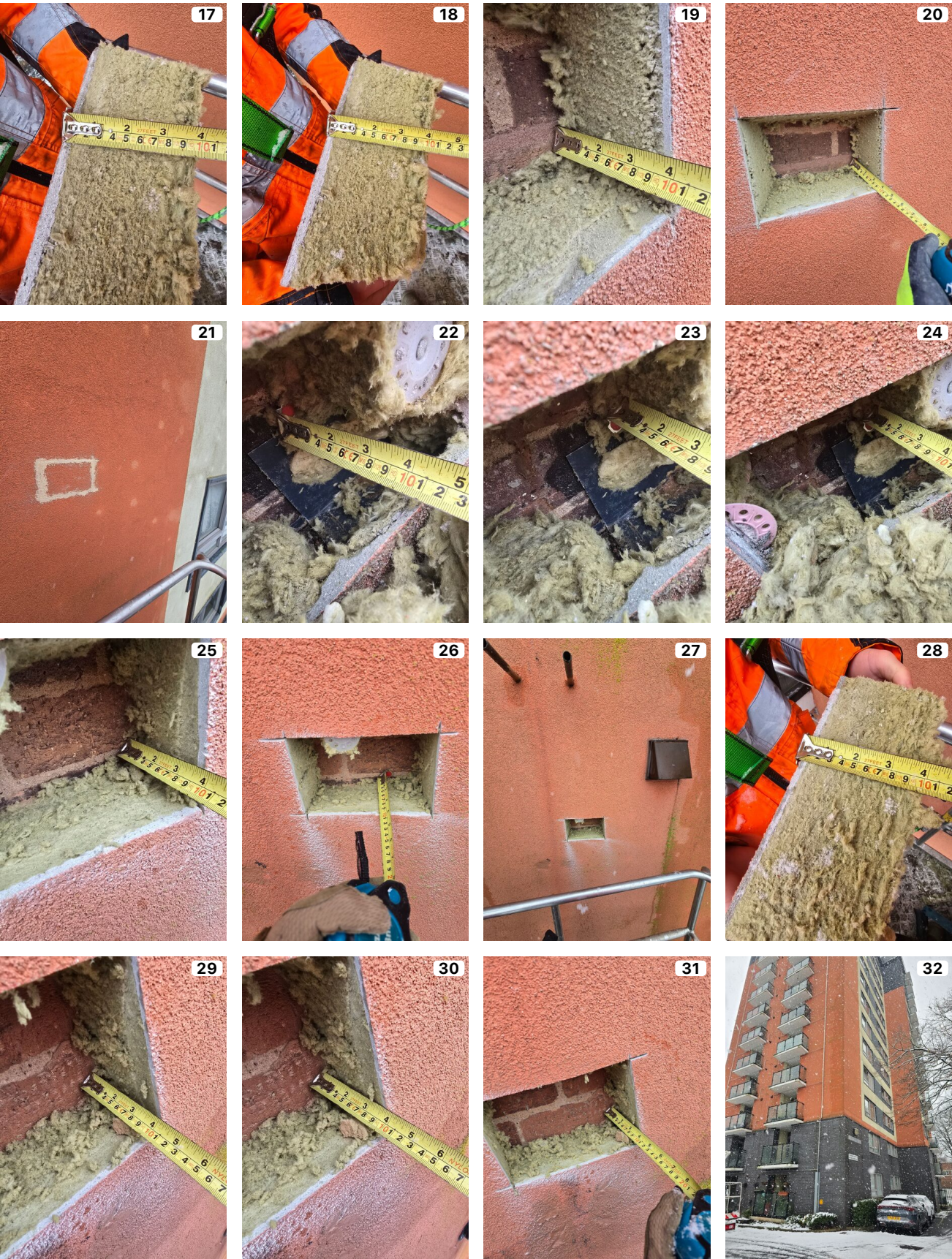
Plan: Survey locations as tagged



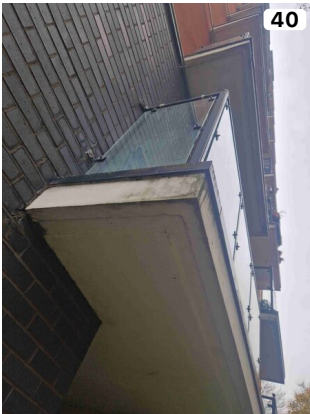
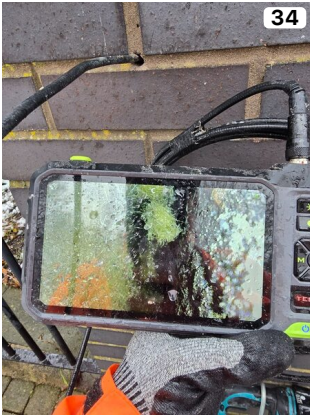
Photos



Photos Continued...



Photos Continued...



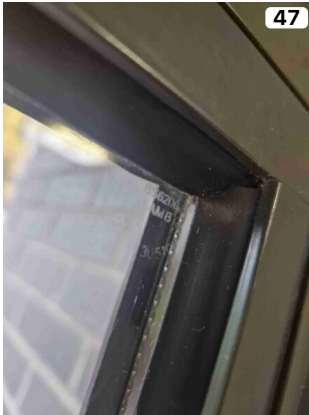
Photos Continued...



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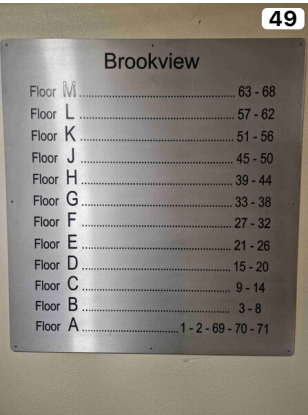
46



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48



49



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