



FIRNTEC
BUILDING COMPLIANCE

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

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Survey Date 29/07/2024

Suggested Review Date 29/07/2030

PAS 9980 STEP 2-5 (FRAEW)

KENRICK HOUSE

Kenrick House
Green Street
West Brom
B70 6DW



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Summary

PAS 9980 Step 2-5 (FRAEW)

Assessment and Certificate Reference
RB-EQKTAW

Assessed On, By
29/07/2024, Douglas Murray (Building Safety Consultant)
(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Approved / Validated On, By
11/04/2025, Douglas Murray (Building Safety Consultant)
(BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA)

Recommended Review Date
29/07/2030

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
Kenrick House

Property Reference
RB-IIYNK7

Address
Kenrick House
Green Street
West Brom
B70 6DW

Assessing Organisation
Firntec Ltd
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Assessor Remarks

Kenrick House is a 17 storey tower block in a wider complex of high rise multi occupancy buildings in West Bromwich. The block was completed circa 1967 and it is considered to be approximately 45 metres tall.

The block now contains 132 individual flats, after a recent modernisation programme. There are eight flats per floor, plus four flats on the ground floor. Each floor from 1st to 16th comprises 8 flats, 4 two bedroom (one at each corner) and 4 one bedroom flats (centre building), a stairway is situated at the end of each landing. There are two lifts in the block and these serve alternate floor levels.

Each flat has its own balcony, except the ground floor and on even numbered floors the two bedroom balcony's are physically separate from the single bedroom balcony's. On odd numbered floors the balconies are separated by a small metal partition.

The structure appears to be of reinforced concrete frame with reinforced staircores, lift core, floor slabs and foundations. The external walls are formed from a hand laid brick outer leaf and an internal leaf of concrete blockwork with projecting balconies on all occupied floors.

Improvement works were carried out 2010 planning reference DC/10/52440 which comprised of external insulated cladding, replacement windows, new front entrance porch, replacement balcony panels and addition of 2 flats at ground floor.

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 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).

Executive Summary

External Wall Systems and Attachments on the Building

10 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.

8 Items	Effect	Risk
Wall Construction Wall Type 1 brickwork over mineral wool insulation (NSR7A7)	Positive	Low
Wall Construction Wall Type 2 - render over mineral wool insulation (W5IHWD)	Positive	Low
Wall Construction Wall Type 3 - HPL panels (WYGMPE)	Neutral	Medium
Attachment Cantilever Balcony (JZCUQ1)	Negative	High
External Window Top, Mid, Side Hung Casements (GQKMPW)	Neutral	Medium
External Window Fixed Lights (J63I6D)		
External Door Main and secondary entrance door arrangements (VIE8Q9)	Positive	Low
External Door Single Leaf Entrance Doors (GDVNTA)		

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 **Z7KD45** which includes wall construction **NSR7A7**.

Conclusion: In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) 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.



Risk Factor Analysis 2

This analysis looks at façade configuration **MC4ALW** which includes wall construction **W5IHWD**.

Conclusion: In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) 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.



Risk Factor Analysis 3

This analysis looks at façade configuration **XG3112** which includes wall construction **WYGMPE**.

Conclusion: In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed

or prevented from escaping.

b) 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.



Overall Building Risk Rating



Our professional opinion is that overall this Building represents a Neutral 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

The current evacuation strategy is stay put as denoted by the fire action notices displayed in the common areas.

Positive

Photo Ref. 1

F.3 Escape Route Design

Kenrick House comprises of two escape stairs (one at either end of the building) which deposit at ground floor into three final exits and a large transfer area between stairs and final exit doors. Stair widths were in excess of 850mm including at turns and there was a good standard of emergency lighting.

Positive

Photo Ref. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

F.4 Compartmentation

Adequate compartmentation in line with the expectations for a block of flats. Sandwell operate a regime of fire stopping and compartmentation checks to ensure compartmentation is satisfactory

Positive

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

Positive

Photo Ref. 12, 13, 14, 15, 16

F.6 Fire Alarm & Detection

Within the flats: Smoke detection is installed to the LD2 standard, which covers living rooms, kitchens, and hallways. This standard is intended for the areas that are at risk of fire, specifically those areas where fire detection is necessary to ensure early warning.

Communal areas: There is no active fire detection system in the communal areas. This is due to concerns over vandalism, false alarms, and the presence of the "Stay Put Unless" evacuation policy. The building relies on the fire safety strategy of compartmentation and the evacuation policy for safety.

Positive

Automatic Opening Vents (AOVs): These are installed in the stairwells, ensuring that smoke can be vented out of the building if necessary.

Sprinkler System: A deluge system is installed in the refuse chute bin store to control fire hazards in that area.

Photo Ref. 17, 18, 19, 20

F.7 Fire Suppression

A deluge suppression system is installed within the refuse/bin store

Positive

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.

Positive

Photo Ref. 21, 22, 23, 24, 25, 26, 27

F.9 Rising Mains

Suitable rising main present

Photo Ref. 28

Positive

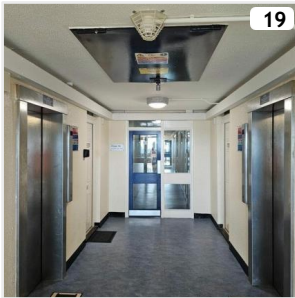
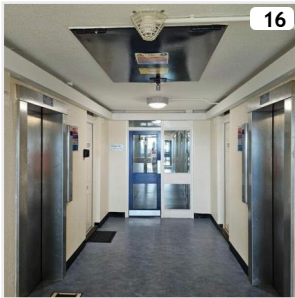
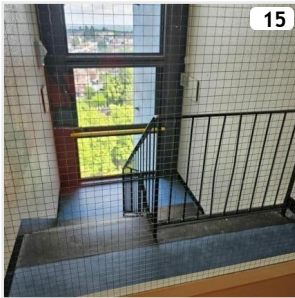
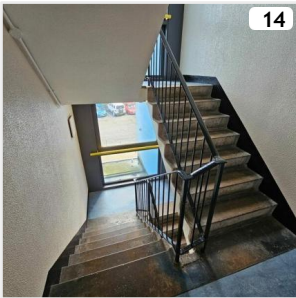
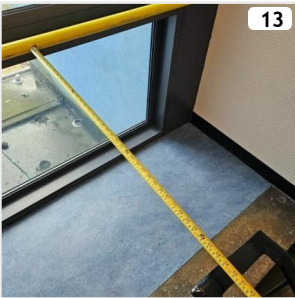
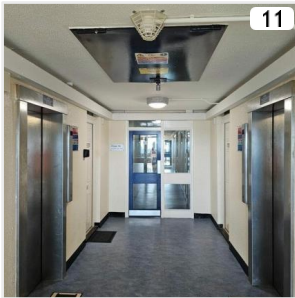
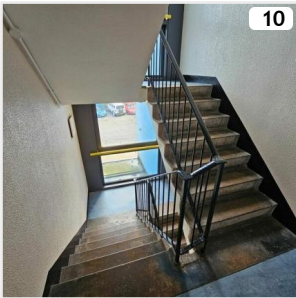
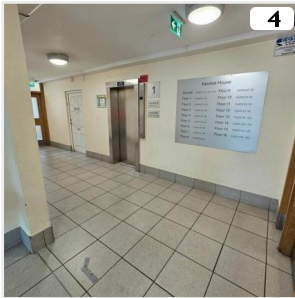
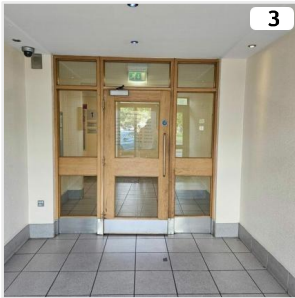
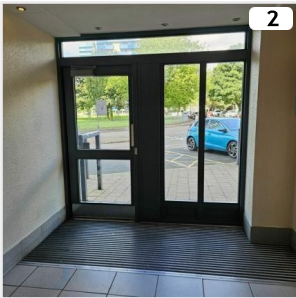
F.10 Lifts Used By Firefighters

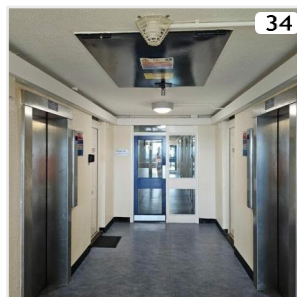
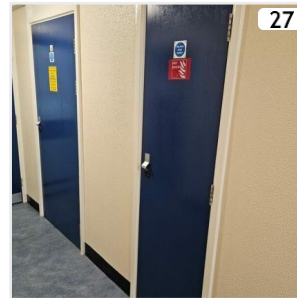
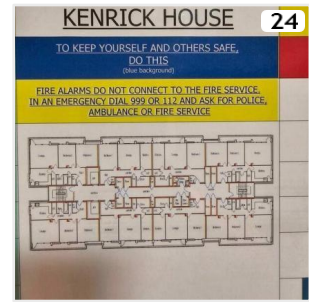
There are two passenger lifts installed with fire switch controls at ground only.

Photo Ref. 29, 30, 31, 32, 33, 34, 35

Positive

Photos





Fire Service Intervention

Event	Seconds	Minutes & Seconds
Initiation to fire detection	30 Seconds	30 Seconds
Actuation Of Fire Detector To Transmission Of Alarm	30 Seconds	30 Seconds
Processing By Central Monitoring Station	90 Seconds	1 Minute 30 Seconds
Receipt of call by fire service mobilising control	90 Seconds	1 Minute 30 Seconds
Transmission To Fire Station And Response	90 Seconds	1 Minute 30 Seconds
Travelling Time Of Fire Service	240 Seconds	4 Minutes
Arrival Protocol And Entry Preparation Time	240 Seconds	4 Minutes
Firefighting Travel In Firefighting Lift	120 Seconds	2 Minutes
Firefighter travel to operational bridgehead	300 Seconds	5 Minutes
Firefighter Travel Walking Up Two Flights Of Stairs To Fire Floor (75 Seconds)	75 Seconds	1 Minute 15 Seconds
Total Time	1,305 Seconds	21 Minutes 45 Seconds

Nearest Fire Station

The nearest fire and rescue service is found at Hargate lane West Bromwich B71 1PD and approximately 1.8 miles away or 4 minutes in peak hours traffic.

Wall Constructions

Wall Construction

Build-up

Wall Type 1 brickwork over mineral wool insulation (NSR7A7)

- Surface Finish (Brickwork)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

Wall Type 2 - render over mineral wool insulation (W5IHWD)

- Surface Finish (Cement based render over mineral wool slab)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

Wall Type 3 - HPL panels (WYGMPE)

- Surface Finish (HPL panels, recorded as Trespa)

Wall Construction: Wall Type 1 brickwork over mineral wool insulation

Construction Reference
NSR7A7

This wall construction was identified by wall inspections QFHRSR, FSIACT, and 5S6K5N. The build-up, cavity barrier, and floor slab information is taken directly from inspection QFHRSR. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Wall Type 1 brickwork over mineral wool insulation (NSR7A7)	Positive	Low

Build-Up

3 Elements	Thickness/Depth	Material	Rating (BS EN13501)
Surface Finish	102mm	Brickwork	A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation	A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork	A1 - Non-Combustible

Cavity Barriers

There is no external wall 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

Adhesive fixed

Neutral

K.4 Panel Construction

No gaps between panels

Positive

K.5 Cavities

Cavities closed by barriers/fire stopping located in line with all of the following:

- compartment floors;
- compartment walls;
- around openings, e.g. windows, doors; and
- ventilation ducts, grilles and other openings for services

Positive

K.6 Insulation

Mineral/glass insulation

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

PAS Standard Benchmark

L1 Benchmark

The Construction benchmark is outlined in section L1 of the PAS 9980 Guidance Document -

Masonry (brickwork, blockwork, reinforced concrete)

Loadbearing masonry, provided it is in good condition, can generally be regarded as providing a substrate which is both non-combustible and fire-resisting to a standard of at least 30 min (60 min if 100 mm thick or more). Non-loadbearing masonry might, or might not, have the same properties.

L3 Benchmark

Insulation materials previously classified as non-combustible/ limited combustibility (now Class A1 or Class A2)

- Stone wool
- Ceramic fibre
- Glass fibre
- Foamed glass
- Exfoliated vermiculite

Class A1 or Class A2 (non-combustible and limited combustibility) insulators pose negligible risk in external wall construction. Where such insulators fully fill wall construction then this might indicate that they are being relied upon as contributing to a period of fire resistance. However, if fire resistance is required or being relied upon as part of the assessment, it is important that these insulators fully fill the space they are in or are sufficiently rigid or otherwise mechanically retained/supported to provide a continuous barrier through the space (e.g. batts will retain their shape whereas quilt can slump in a cavity).

L4 Benchmark

Ventilated versus unventilated cavities -

Cavities form a necessary part of many modern forms of wall construction, generally as they contribute to energy performance and to keeping moisture out of buildings.

Cavities can be entirely unventilated, drained but otherwise unventilated, slightly ventilated, or well ventilated. Cavities are often described by non-fire professionals by their position in relation to a building's insulation. "Warm" cavities are generally inboard of insulation whereas "cold" cavities are generally outboard of insulation. Cold cavities are more likely to be ventilated to some extent so as to mitigate against condensation, whereas warm cavities are more likely to be unventilated; however, the level of ventilation cannot be assumed.

The extent to which a cavity is ventilated, in combination with the fuel load presented by any materials in or facing into the cavity, dictates the extent to which a fire can become well developed in a cavity and contribute to fire spread. Cavity fires are generally most severe when the cavity involved is ventilated at its top and its base, as this provides an opportunity for air entrainment at low level, smoke escape at high level, and efficient combustion within the cavity.

L5 Benchmark

FRAMES -

The frames of windows and doors can, subject to the materials used in their construction, provide the function of cavity barriers or cavity closers around these openings. Typically, timber and steel frame windows offer the cavity barrier function whereas aluminium and uPVC do not. However, it is advisable to check uPVC frames with a magnet, as steel can be incorporated within the frame, particularly where the doors are required to provide a level of security.

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 find a cladding system with the configuration and components that would constitute an exact match to what our inspections found installed on the Property.

Wall Construction: Wall Type 2 - render over mineral wool insulation

Construction Reference
W5IHWD

This wall construction was identified by wall inspections SMDMUT, 28XAS5, and 8T98J8. The build-up, cavity barrier, and floor slab information is taken directly from inspection SMDMUT. See the Inspections section of this report for full inspection details.

Construction

Effect

Risk

Wall Type 2 - render over mineral wool insulation
(W5IHWD)

Positive

Low

Build-Up

3 Elements	Thickness/Depth	Material	Rating (BS EN13501)
Surface Finish	100mm	Cement based render over mineral wool slab	A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation	A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork	A1 - Non-Combustible

Cavity Barriers

There is no external wall 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

Mechanically fixed

Neutral

K.4 Panel Construction

No gaps between panels

Positive

K.5 Cavities

Cavities closed by barriers/fire stopping located in line with all of the following:

- compartment floors;
- compartment walls;
- around openings, e.g. windows, doors; and
- ventilation ducts, grilles and other openings for services

Positive

K.6 Insulation

Mineral/glass insulation

Positive

K.7 Substrate

Masonry, >75 mm thick

Positive

PAS Standard Benchmark

L1 Benchmark

The Construction benchmark is outlined in section L1 of the PAS 9980 Guidance Document -

Masonry (brickwork, blockwork, reinforced concrete)

Loadbearing masonry, provided it is in good condition, can generally be regarded as providing a substrate which is both non-combustible and fire-resisting to a standard of at least 30 min (60 min if 100 mm thick or more). Non-loadbearing masonry might, or might not, have the same properties.

L3 Benchmark

Insulation materials previously classified as non-combustible/ limited combustibility (now Class A1 or Class A2)

- Stone wool
- Ceramic fibre
- Glass fibre
- Foamed glass
- Exfoliated vermiculite

Class A1 or Class A2 (non-combustible and limited combustibility) insulators pose negligible risk in external wall construction. Where such insulators fully fill wall construction then this might indicate that they are being relied upon as contributing to a period of fire resistance. However, if fire resistance is required or being relied upon as part of the assessment, it is important that these insulators fully fill the space they are in or are sufficiently rigid or otherwise mechanically retained/supported to provide a continuous barrier through the space (e.g. batts will retain their shape whereas quilt can slump in a cavity).

L4 Benchmark

Ventilated versus unventilated cavities -

Cavities form a necessary part of many modern forms of wall construction, generally as they contribute to energy performance and to keeping moisture out of buildings.

Cavities can be entirely unventilated, drained but otherwise unventilated, slightly ventilated, or well ventilated. Cavities are often described by non-fire professionals by their position in relation to a building's insulation. "Warm" cavities are generally inboard of insulation whereas "cold" cavities are generally outboard of insulation. Cold cavities are more likely to be ventilated to some extent so as to mitigate against condensation, whereas warm cavities are more likely to be unventilated; however, the level of ventilation cannot be assumed.

The extent to which a cavity is ventilated, in combination with the fuel load presented by any materials in or facing into the cavity, dictates the extent to which a fire can become well developed in a cavity and contribute to fire spread. Cavity fires are generally most severe when the cavity involved is ventilated at its top and its base, as this provides an opportunity for air entrainment at low level, smoke escape at high level, and efficient combustion within the cavity.

L5 Benchmark

FRAMES -

The frames of windows and doors can, subject to the materials used in their construction, provide the function of cavity barriers or cavity closers around these openings. Typically, timber and steel frame windows offer the cavity barrier function whereas aluminium and uPVC do not. However, it is advisable to check uPVC frames with a magnet, as steel can be incorporated within the frame, particularly where the doors are required to provide a level of security.

L6 Benchmark

FIXING METHODS -

Mechanical fixings are invariably the most reliable means of fixing together the various components of external wall 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.

Adhesives can be simply relied upon where it is clear that they are cementitious in nature and provide a good bond onto their substrate. Where an adhesive is not clearly cementitious, it might need to be identified so that its fire performance can be ascertained, particularly where failure of the adhesive could have direct implications for fire performance (e.g. supporting insulation, rainscreen or cavity/fire barriers).

L7 Benchmark

MASONRY (OUTER SINGLE SKIN ONLY)

When assessing a building which appears to have masonry or concrete external wall construction, the following issues need to be taken into account.

- a) Is the masonry/concrete loadbearing or simply providing a façade?
- b) Is the masonry/concrete traditional (i.e. full bricks laid in courses using sand/cement mortar or concrete exceeding 75 mm thick); or
 - 1) brick slip (tiles) fixed to a substrate; or
 - 2) factory produced (typically panellized) brickwork?If either item 1) or item 2) above, then treat as other form of cladding depending upon underlying construction (most likely rainscreen).
- c) What is the underlying construction? For example:
 - 1) second leaf of masonry/concrete forming a cavity;
 - 2) timber frame;
 - 3) steel structure and frame;
 - 4) concrete structure and SFS;
 - 5) concrete structure and concrete panels; or
 - 6) insulated build-up (this is typically used where historic façades are retained over more modern construction, and can come in a variety of forms).

BR135 Benchmark

We have compared this external wall type to the cladding systems found on the BR135 database and we did find a cladding system with the configuration and components that would constitute an exact match to what our inspections found installed on the Property.

Wall Construction: Wall Type 3 - HPL panels

Construction Reference
WYGMPE

This wall construction was identified by wall inspections 88XFZP and R2ES6W. The build-up, cavity barrier, and floor slab information is taken directly from inspection 88XFZP. See the Inspections section of this report for full inspection details.

Construction	Effect	Risk
Wall Type 3 - HPL panels (WYGMPE)	Neutral	Medium

Build-Up

1 Element	Thickness/Depth	Material	Rating (BS EN13501)
Surface Finish	9mm	HPL panels, recorded as Trespa	B - Combustible

Cavity Barriers

None

Floor Slab

Reinforced concrete

Fire Performance

K.1 General

Materials with a calorific value (gross heat of combustion) >3 MJ/kg and ≤35 MJ/kg	Neutral
--	---------

K.2 External Surfaces

Class B

Neutral

K.3 Facings/Cladding Panels

Mechanically fixed

Positive

K.4 Panel Construction

Gaps between panels of 10 mm to 20 mm

Negative

K.5 Cavities

Facings into the cavity combustible, but at least Class B

Neutral

K.6 Insulation

No insulation

K.7 Substrate

Masonry, >75 mm thick

Positive

PAS Standard Benchmark

L1 Benchmark

The Construction benchmark is outlined in section L1 of the PAS 9980 Guidance Document -

Masonry (brickwork, blockwork, reinforced concrete)

Loadbearing masonry, provided it is in good condition, can generally be regarded as providing a substrate which is both non-combustible and fire-resisting to a standard of at least 30 min (60 min if 100 mm thick or more). Non-loadbearing masonry might, or might not, have the same properties.

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.

L8 Benchmark

Rainscreen systems come in various forms, generally defined by the cold cavity arrangement they incorporate (see Table L.4):

- ventilated and drained; or
- pressure equalized.

Rainscreen systems are invariably supported on some form of framing or bracketing system. In the majority of cases, framing and bracketry transmit the load of the rainscreen to the back wall, and in turn to the building structure at each floor level.

However, consideration needs to be given to the possibility that the rainscreen load is transmitted down to the base of the system and only provides lateral restraint at floor levels. In this instance, the extent to which the frame might be exposed to fire needs to be taken into account, particularly if a material is used which offers no fire resistance, such as aluminium.

Framing and bracketry are likely to interact with cavity barriers; where these cross over the cavity barriers then the detailing of the cavity barrier needs to be appropriate (including additional fire stopping as necessary) to achieve fire separation of cavities.

Table L.3 gives information on the various insulation materials that might be incorporated into a rainscreen system. It is unlikely that thermoplastic insulation will be acceptable in a rainscreen system, particularly if it is exposed in a cavity.

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.

Façade Configuration: Z7KD45

Items in Façade

6 Items	Effect	Risk
Wall Construction Wall Type 1 brickwork over mineral wool insulation (NSR7A7)	Positive	Low
Attachment Cantilever Balcony (JZCUQ1)	Negative	High
External Door Main and secondary entrance door arrangements (VIE8Q9)	Positive	Low
External Door Single Leaf Entrance Doors (GDVNTA)		
External Window Top, Mid, Side Hung Casements (GQKMPW)	Neutral	Medium
External Window Fixed Lights (J63I6D)		

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

<11 m	Neutral
-------	---------

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.	Neutral
--	---------

N.3 Extent of Cladding

No scope for a cladding fire to breach compartment wall and floor boundaries	Positive
--	----------

N.4 Cavities & Openings

No cavity

Positive

N.7 Overhangs & Projections

Projecting floor slabs that divide combustible cladding such as to divert flames away from the walls and protect the cladding above or slow the rate of fire spread

Positive

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

Remote from windows and openings, such that fire and smoke spread into the building, causing secondary fires, is not possible

Positive

Risk Factor Analysis

Conclusion: In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) 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.



Façade Configuration: MC4ALW

Items in Façade

6 Items	Effect	Risk
Wall Construction Wall Type 2 - render over mineral wool insulation (W5IHWD)	Positive	Low
Attachment Cantilever Balcony (JZCUQ1)	Negative	High
External Door Main and secondary entrance door arrangements (VIE8Q9)	Positive	Low
External Door Single Leaf Entrance Doors (GDVNTA)		
External Window Top, Mid, Side Hung Casements (GQKMPW)	Neutral	Medium
External Window Fixed Lights (J63I6D)		

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

18 m to 30 m	Negative
--------------	----------

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

>5 m NOTE At this height, the likelihood of a fire originating externally (e.g. involving a parked vehicle or waste skip and started either accidentally or deliberately) igniting the cladding is highly unlikely.	Neutral
--	---------

N.3 Extent of Cladding

No scope for a cladding fire to breach compartment wall and floor boundaries	Positive
--	----------

N.4 Cavities & Openings

No cavity

Positive

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

Remote from windows and openings, such that fire and smoke spread into the building, causing secondary fires, is not possible

Positive

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

Where vents pass through a cavity, either:

- they are either protected by cavity barriers (including ADB “deemed to satisfy” alternatives);

or

- the cavity is not a medium for fire spread between compartments (e.g. because it has adequate cavity barriers on compartment lines or does connect multiple compartments)

Neutral

Risk Factor Analysis

Conclusion: In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or

a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.

b) 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.



Façade Configuration: XG3112

Items in Façade

6 Items	Effect	Risk
Wall Construction Wall Type 3 - HPL panels (WYGMPE)	Neutral	Medium
Attachment Cantilever Balcony (JZCUQ1)	Negative	High
External Door Main and secondary entrance door arrangements (VIE8Q9)	Positive	Low
External Door Single Leaf Entrance Doors (GDVNTA)		
External Window Top, Mid, Side Hung Casements (GQKMPW)	Neutral	Medium
External Window Fixed Lights (J63I6D)		

Façade Configuration Risk Factors

N.1 Building Height/Cladding Height

18 m to 30 m	Negative
--------------	----------

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

>5 m NOTE At this height, the likelihood of a fire originating externally (e.g. involving a parked vehicle or waste skip and started either accidentally or deliberately) igniting the cladding is highly unlikely.	Neutral
--	---------

N.3 Extent of Cladding

Scope for a cladding fire to breach compartment wall and floor boundaries significantly worsened by the nature and the extent of combustible material in the external wall construction

Negative

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

Negative

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

Remote from windows and openings, such that fire spread into the escape routes to give rise to untenable conditions is remote

Neutral

Risk Factor Analysis

Conclusion: In the event of a fire, fire spread is likely to be at a lower rate within expectations for a building of this height, but nevertheless, tolerable rate, given the circumstances at the building in question; and/or

- a) fire spread is unlikely to give rise to widespread secondary fires resulting in occupants being significantly harmed or prevented from escaping.
- b) 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.



APPENDIX

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 the flats: Smoke detection is installed to the LD2 standard, which covers living rooms, kitchens, and hallways. This standard is intended for the areas that are at risk of fire, specifically those areas where fire detection is necessary to ensure early warning.

Communal areas: There is no active fire detection system in the communal areas. This is due to concerns over vandalism, false alarms, and the presence of the "Stay Put Unless" evacuation policy. The building relies on the fire safety strategy of compartmentation and the evacuation policy for safety.

Automatic Opening Vents (AOVs): These are installed in the stairwells, ensuring that smoke can be vented out of the building if necessary

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 are 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

Smoke Control

The stairs and/or lobbies are provided with adequate permanent or manually operated ventilation openings for the control of smoke. Manual openable windows within the stairwell and the stairs and lobbies are provided with an automatic smoke ventilation system

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

A deluge suppression system is installed within the refuse/bin store

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Dry riser outlets were located on each floor within the firefighting lobby area, ensuring accessible water supply for firefighting operations. This placement allows for efficient connection of firefighting hoses, providing vital water access to emergency services during fire incidents across all floor levels.

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

The fire hydrant for Kenrick House is adjacent to the rear entrance within 5 metres

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

Apartment Block

Building Era / Age

Known Build Date

Known Build Date

1967

Building Height

From the lowest point at ground to the upper most finished enclosed habitable floor level Kenrick House is considered to be approximately 45 metres tall

Approx Floor Area Per Floor

The approximate footprint of Kenrick House is 600m2

Number of Storeys (Ground and above)

There are 17 floors including the ground floor

Number of Basement Levels

None

Number of Flats

132

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)

Improvement works were carried out 2010 planning reference DC/10/52440 which comprised of external insulated cladding that was found to be a mineral wool based external wall insulation with cement based render finish; replacement widows were found to be softwood timber with metal capping; the new front entrance porch was found

to be polyester powder coated metal.

Replacement balcony panels are Trespa panels which have been installed on all balconies

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

264

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

The building is provided with two escape stairs

Number Of Final Exits

there are three final exits at ground

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 areas.

Current Evacuation Strategy for the property considered appropriate?

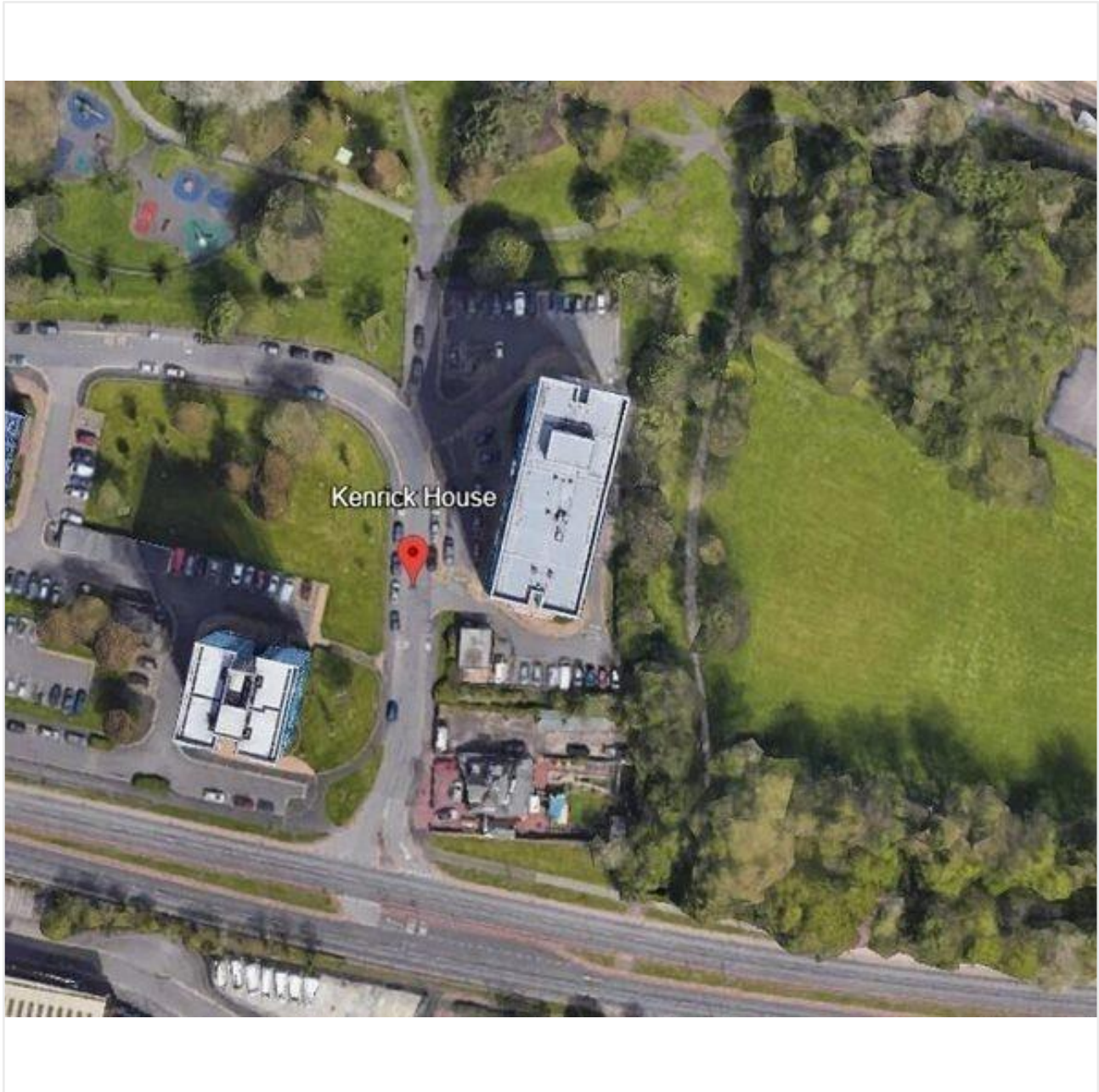
Yes

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Kenrick House

Showing aerial image and surrounding access roads



Elevations

Photo

Name

No. of Storeys



South Elevation

17 Storeys



North Elevation

17 Storeys



West Elevation

17 Storeys



East Elevation

17 Storeys

Inspections

Elevation Location

Inspection

Elements



Inspection: QFHRSR
Survey locations as tagged
Accessible wall

- Surface Finish (Brickwork)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

Inspection: GNG9Q2

- Surface Finish (Metal capping over softwood window)



Inspection: 88XFZP
Survey locations as tagged
Accessible wall

- Surface Finish (HPL panels, recorded as Trespa)



Inspection: SMDMUT
Survey locations as tagged
Accessible wall

- Surface Finish (Cement based render over mineral wool slab)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

Inspection: PY3NRJ
Floor zone

- Surface Finish (Reinforced concrete)



Inspection: FSIACT
Survey locations as tagged
Accessible wall

- Surface Finish (Brickwork)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)



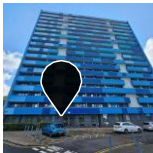
Inspection: 5S6K5N
Survey locations as tagged
Accessible wall

- Surface Finish (Brickwork)
- Insulation (Mineral Wool Insulation)
- Inner Leaf Support (Backing Wall) (Original brickwork)

Elevation Location	Inspection	Elements
	Inspection: 28XAS5 Survey locations as tagged Accessible wall	• Surface Finish (Cement based render over mineral wool slab) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: 8T98J8 Survey locations as tagged Accessible wall	• Surface Finish (Cement based render over mineral wool slab) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: R2ES6W Survey locations as tagged Accessible wall	• Surface Finish (HPL panels, recorded as Trespa)

Inspection: QFHRSR

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall type 1 - Brickwork over mineral wool insulation

Description

Showing brickwork, residual cavity and part mineral wool fill

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

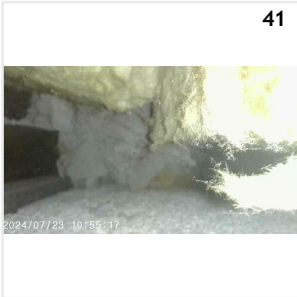
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: GNG9Q2

Name/Summary

Windows

Description

Showing softwood window material with missing capping

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	44mm	Metal capping over softwood window		C - Combustible

Inspection Photos



Inspection: 88XFZP

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall type 3 - Trespa balustrade panels

Description

HPL panels of unknown/unbranded origin

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	9mm	HPL panels, recorded as Trespa		B - Combustible

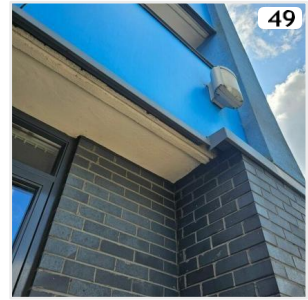
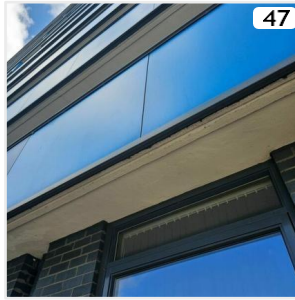
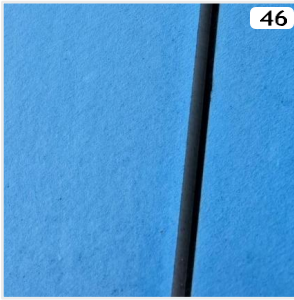
Cavity Barriers

None

Floor Slab

Reinforced concrete

Inspection Photos



Inspection: SMDMUT

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall type 2 - Render over mineral wool insulation

Description

Cement based render over mineral wool slab which is fixed directly onto the original backing wall

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	100mm	Cement based render over mineral wool slab		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

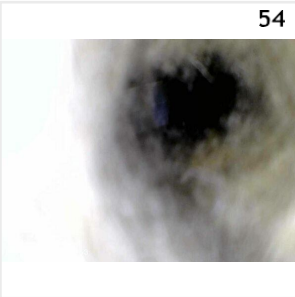
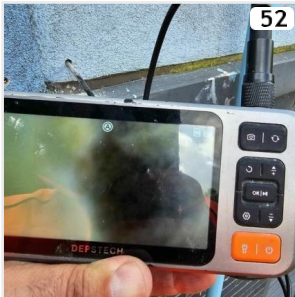
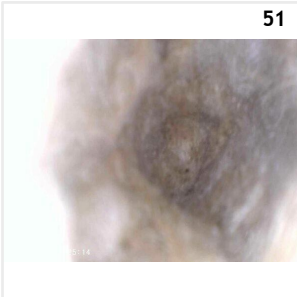
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: PY3NRJ

Location
Floor zone

Name/Summary

Floor slab/concrete frame

Description

Showing underside of ground floor slab

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	250mm	Reinforced concrete		A1 - Non-Combustible

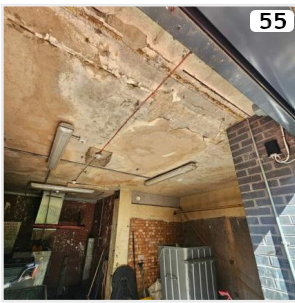
Cavity Barriers

There is no external wall cavity

Floor Slab

Reinforced concrete

Inspection Photos



Inspection: FSIACT

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall type 1 - Brickwork over mineral wool insulation

Description

Showing brickwork, residual cavity and part mineral wool fill

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 5S6K5N

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall type 1 - Brickwork over mineral wool insulation

Description

Showing brickwork, residual cavity and part mineral wool fill

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 28XAS5

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall type 2 - Render over mineral wool insulation

Description

Cement based render over mineral wool slab which is fixed directly onto the original backing wall

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	100mm	Cement based render over mineral wool slab		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 8T98J8

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall type 2 - Render over mineral wool insulation

Description

Cement based render over mineral wool slab which is fixed directly onto the original backing wall

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	100mm	Cement based render over mineral wool slab		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)		Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: R2ES6W

Elevation • Location
Survey locations as tagged • Accessible wall



Name/Summary

Wall type 3 - Trespa balustrade panels

Description

HPL panels of unknown/unbranded origin

Build-Up

1 Element	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	9mm	HPL panels, recorded as Trespa		B - Combustible

Cavity Barriers

None

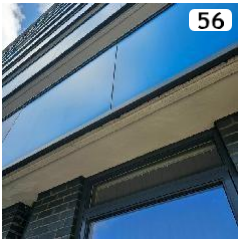
Floor Slab

Reinforced concrete

Attachments & Balconies

Photo

Attachment



Cantilever Balcony (JZCUQ1)

Attachment: Cantilever Balcony

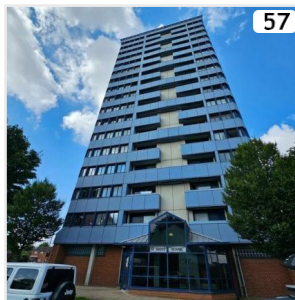
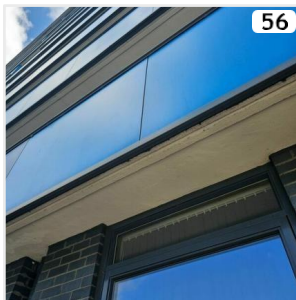
Attachment Reference
JZCUQ1

Details

Framework/Structure

The balcony forms part of the corresponding inner floor slab, balustrade finish appears to be HPL

Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (GQKMPW)



Fixed Lights (J63I6D)

External Window: Top, Mid, Side Hung Casements

External Window Reference
GQKMPW

Details

Surface Material

Other

Frame Material

Timber

Photos



External Window: Fixed Lights

External Window Reference
J63I6D

Details

Surface Material

Aluminium

Frame Material

Aluminium

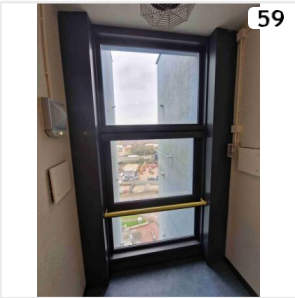
Infill / Panel Material

Toughened Glass

Details

AOV at head of stairs
Glazing kite marking EN 14449

Photos



External Doors

Photo

External Door



Main and secondary entrance door arrangements (VIE8Q9)



Single Leaf Entrance Doors (GDVNTA)

External Door: Main and secondary entrance door arrangements

External Door Reference
VIE8Q9

Details

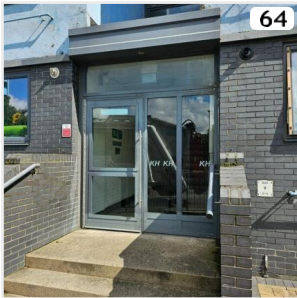
Surface Material

Powder coated metal

Frame Material

Metal

Photos



External Door: Single Leaf Entrance Doors

External Door Reference
GDVNTA

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Toughened Glass

Details

No kite markings observed

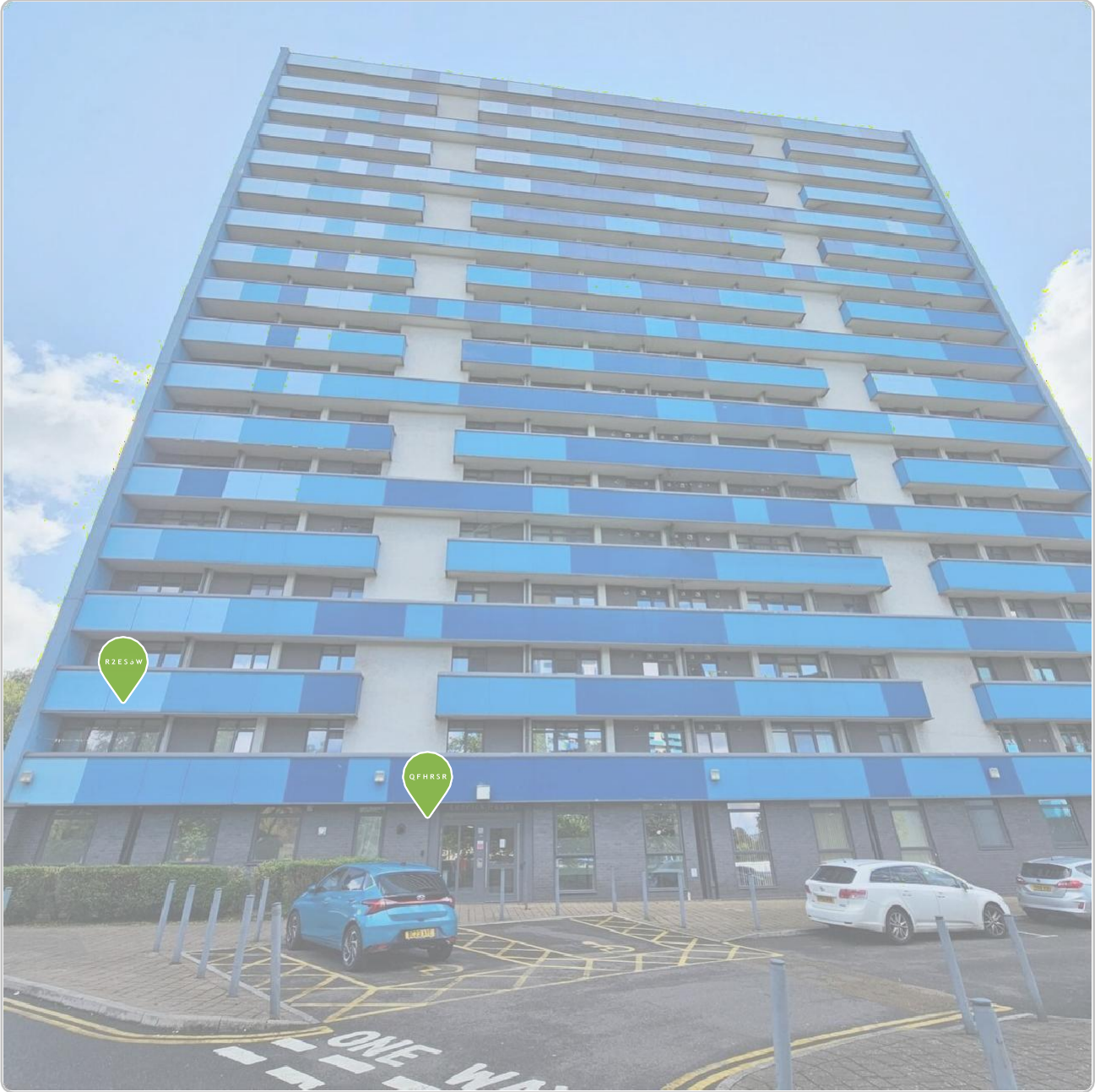
Photos



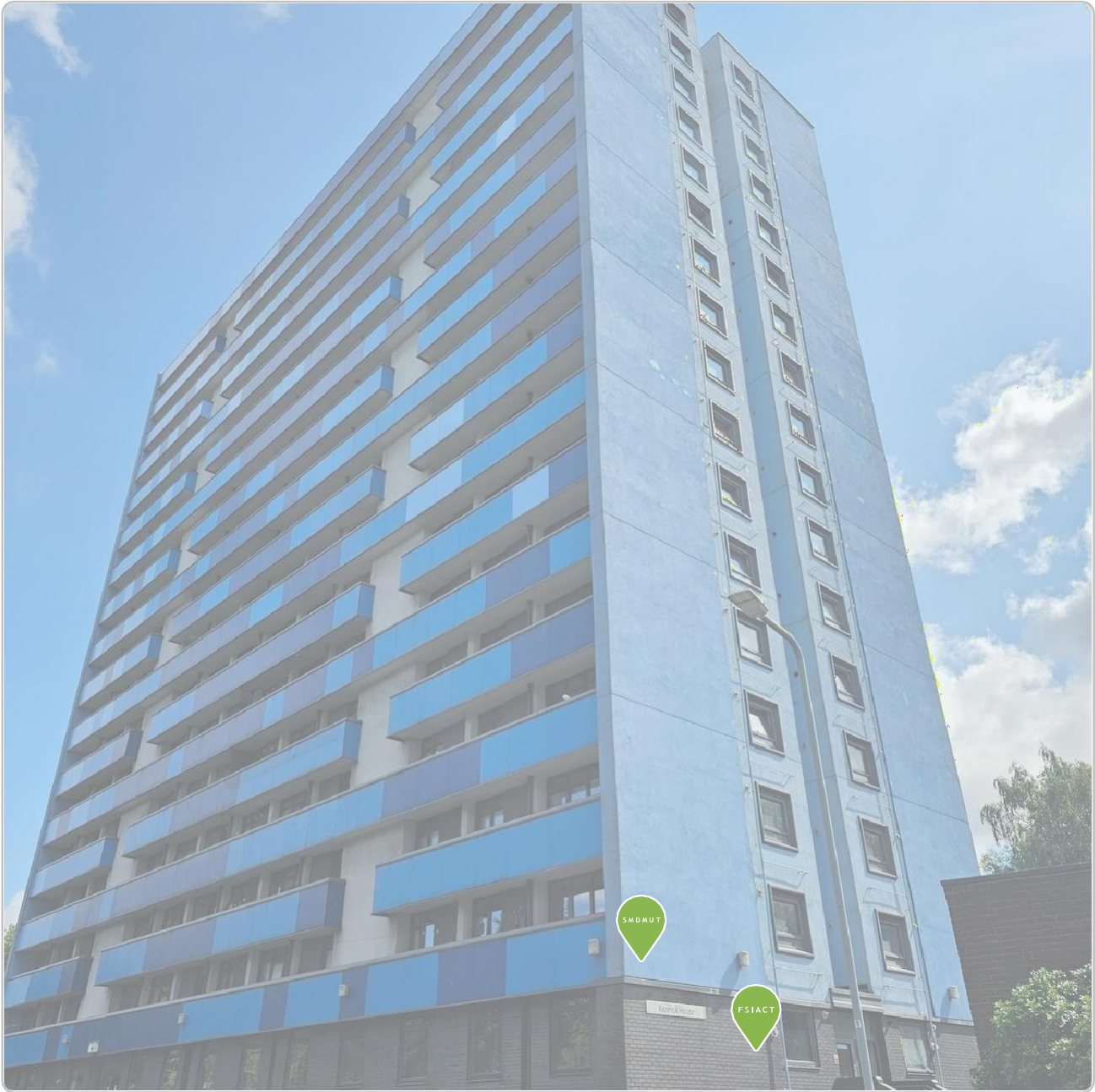
Plan: Survey locations as tagged



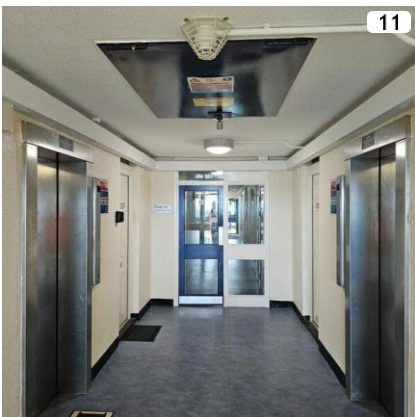
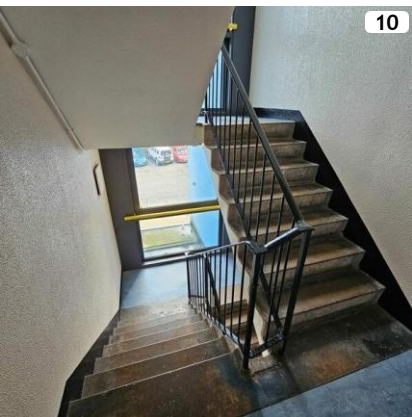
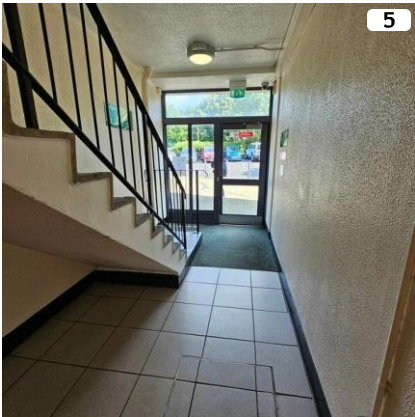
Plan: Survey locations as tagged



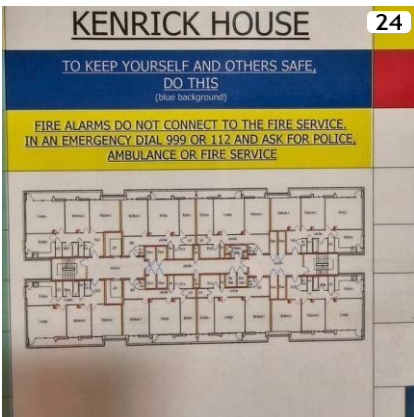
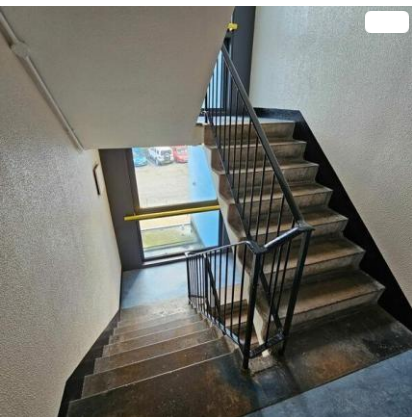
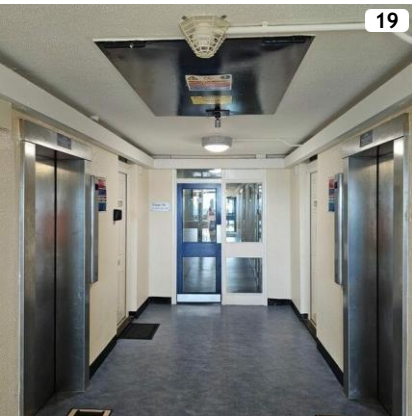
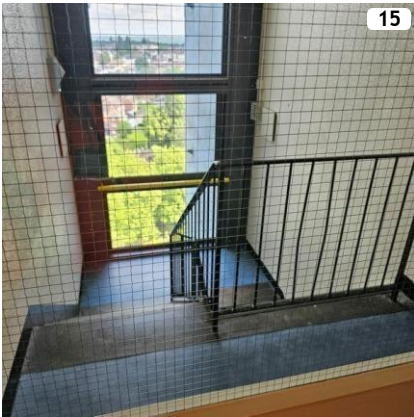
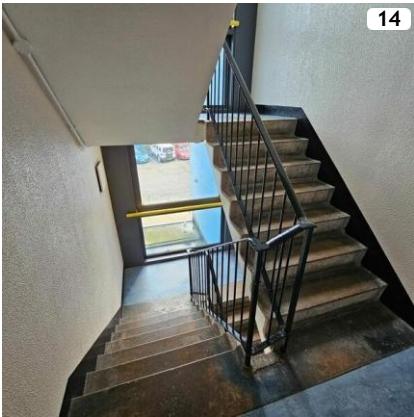
Plan: Survey locations as tagged



Photos



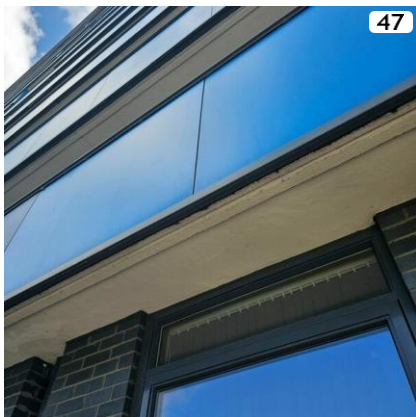
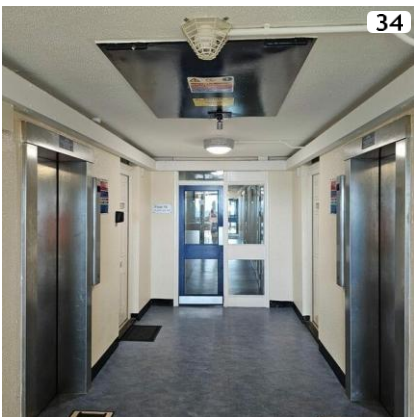
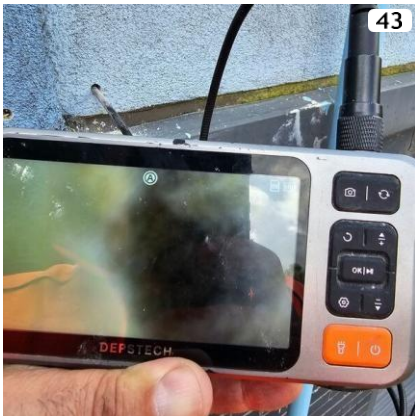
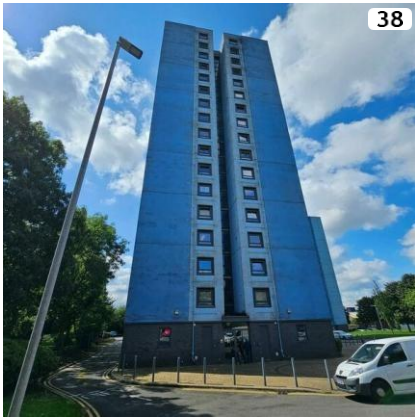
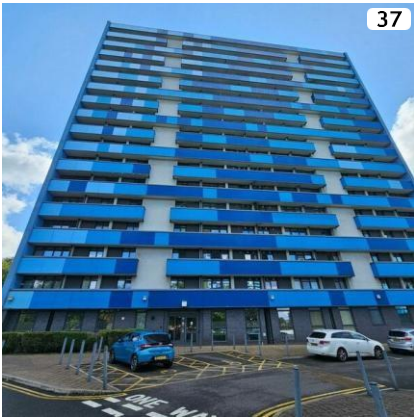
Photos Continued...



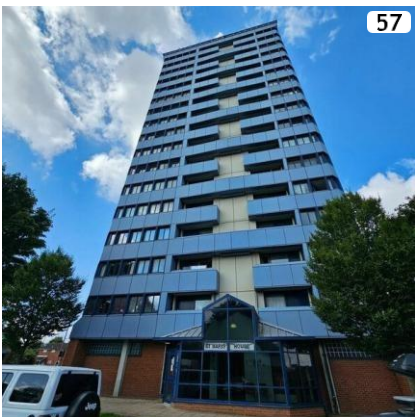
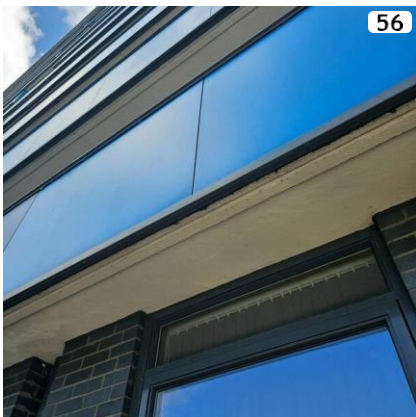
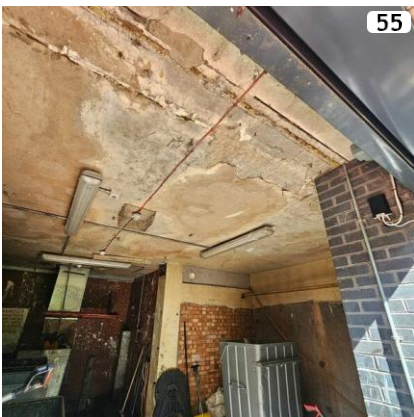
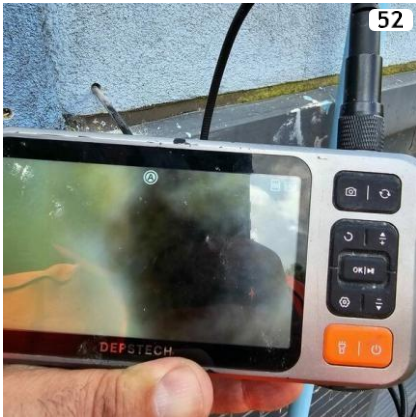
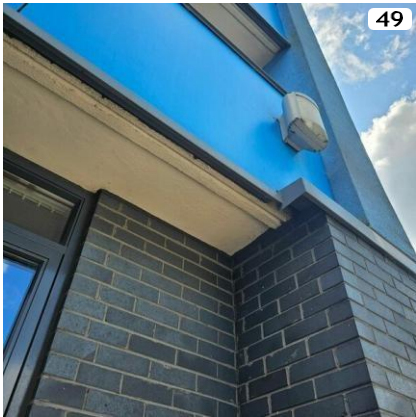
Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...





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