



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 1
Survey Date 12/06/2025
Suggested Review Date 12/06/2030

EXTERNAL WALL SURVEY

LAWRENCE COURT

Kingsway
Brandhall
B68 0HB



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Summary

External Wall Survey

Assessment and Certificate Reference

RB-MMGABX

Assessed On, By

12/06/2025, Gary Noel (AIFSM)

Approved / Validated On, By

15/09/2025, James Major (Facade Manager)

Recommended Review Date

12/06/2030

Produced For the Responsible Person

Sandwell Metropolitan Borough Council

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Assessed Property

Property Name

Lawrence Court

Property Reference

RB-7TF9VM

Address

Kingsway

Brandhall

B68 0HB

Assessing Organisation

Firntec Ltd

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

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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 house, Freeth street, Oldbury, B69 3DB

Contact Details

01215695254

Fire Alarm System

Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test. Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD1, LD2 or LD3 Standard.

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

Portable fire extinguisher (CO2) is provided to the lift motor room.

Smoke Control

Natural smoke control, Smoke control installed

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

Sprinkler system installed within bin rooms only

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

Public fire hydrant are available. Located directly outside front entrance. Approximately 2m from the building.

Public fire hydrants can be located: <https://dataservices.riscauthority.co.uk/map/index>

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Signage

Appropriate signage installed throughout premises

Property Type

Residential, General Needs

Building Era / Age

Known Build Date

Known Build Date

1964, refurbished 2007

Guidance Applicable At Time Of Construction

Model Byelaws 1953, Building Regulations 2000 and Approved Document B Volume 2 2006

Building Height

Overall Building Height Approximately 27m

Highest Occupied Floor Level 24m

(calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Number of Storeys (Ground and above)

8

Number of Flats

48

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction, aluminium panels and terracotta tiles

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

Aluminium panels and terracotta tiles

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

96

Residents (Extended)

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

Visitors

Not Known

People With Reduced Mobility

Not Known

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

1

Number Of Final Exits

2

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger + Fireman's Control

Evacuation Chairs Installed

No

Refuge Points Present

Yes

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.

Aerial Perspective: Lawrence Court, Kingsway, Brandhall, B68 0HB

Aerial Perspective (picture sourced from Google Earth)



Elevations

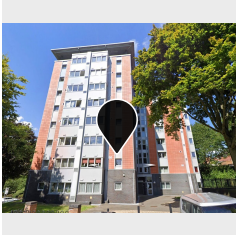
Photo	Name	No. of Storeys
	NORTH	8 Storeys
	SOUTH	8 Storeys
	EAST	8 Storeys
	WEST	

Inspections

Elevation Location

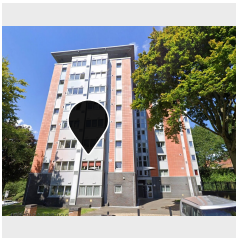
Inspection

Elements



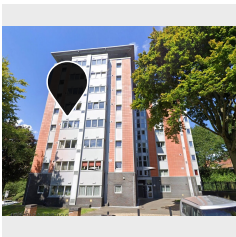
Inspection: W4GKY2
Wall Inspection
Compartment Floor Junction

- External Surface Material (Terracotta Tile)
- Framework (Aluminium L/T Rail)
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)



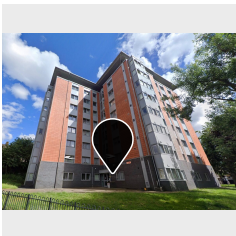
Inspection: EM4M1L
Wall Inspection
Compartment Floor Junction

- External Surface Material (Aluminium Panel)
- Framework (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)



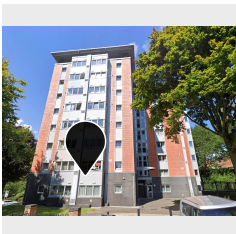
Inspection: NBKJBS
Wall Inspection
Compartment Floor Junction

- External Surface Material (Aluminium Panel)
- Framework (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)



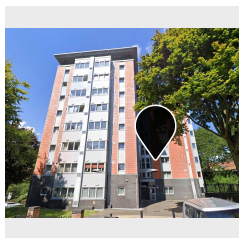
Inspection: 9K6S77
Wall Inspection
Compartment Wall Junction

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



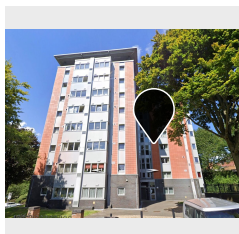
Inspection: 2BC9YL
Wall Inspection
Compartment Floor Junction

- External Surface Material (Aluminium Panel)
- Framework (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)

Elevation Location**Inspection****Elements****Inspection: 2JYAUH**

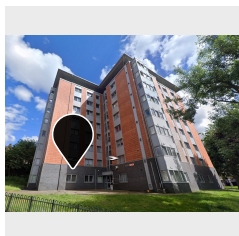
Wall Inspection
Compartment Wall Junction

- External Surface Material (Terracotta Tile)
- Framework (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)

**Inspection: 7JNJ5D**

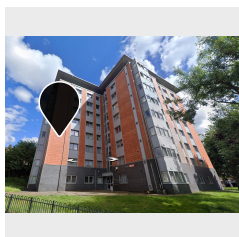
Wall Inspection
Compartment Floor and Wall Junction Interface

- External Surface Material (Terracotta Tile)
- Framework (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)

**Inspection: 9M32VC**

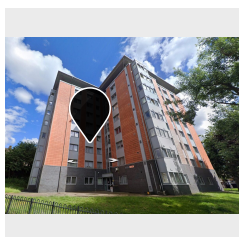
Wall Inspection
Compartment Floor Junction

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

**Inspection: 7R31AH**

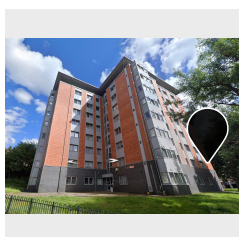
Wall Inspection
Compartment Floor and Wall Junction Interface

- External Surface Material (Terracotta Tile)
- Framework (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)

**Inspection: AS6JL2**

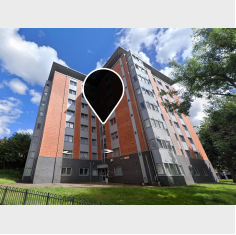
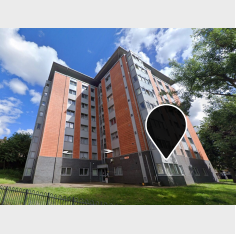
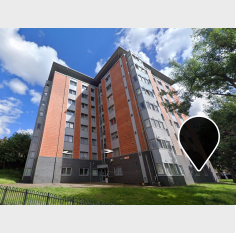
Wall Inspection
Alcove windows

- External Surface Material (Aluminium Panel)
- Insulation (Mineral Wool Insulation)
- Framework (Aluminium L/T Rail)
- Substrate (Sheathing Board)

**Inspection: 8KCJ9I**

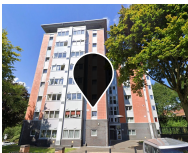
Wall Inspection
Compartment Floor and Wall Junction Interface

- External Surface Material (Terracotta Tile)
- Framework (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Substrate (Original brickwork)

Elevation Location	Inspection	Elements
	Inspection: L3836L Wall Inspection Compartment Floor Junction	• External Surface Material (Aluminium Panel) • Insulation (PIR Insulation) • Cavity • Substrate (Reinforced concrete column)
	Inspection: 4ZIYD4 Wall Inspection Ventilation Outlet	• External Surface Material (Terracotta Tile (replacement tile for flue)) • Outer leaf • Framework (Aluminium L/T Rail) • Cavity • Insulation (Mineral Wool Insulation) • Substrate (Original brickwork)
	Inspection: 2JY3ZK Wall Inspection Aperture Opening	• External Surface Material (Brickwork) • Insulation (Mineral Wool Insulation) • Substrate (Original brickwork)

Inspection: W4GKY2

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Terracotta tiles

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	14mm	Terracotta Tile	5, 6	A1 - Non-Combustible
Framework	30mm	Aluminium L/T Rail	7, 8	A2 - Limited Combustibility
Insulation		Mineral Wool Insulation	9, 10, 11	A1 - Non-Combustible
Encased in foil faces, x2 each 100mm				
Substrate		Original brickwork	12	A1 - Non-Combustible

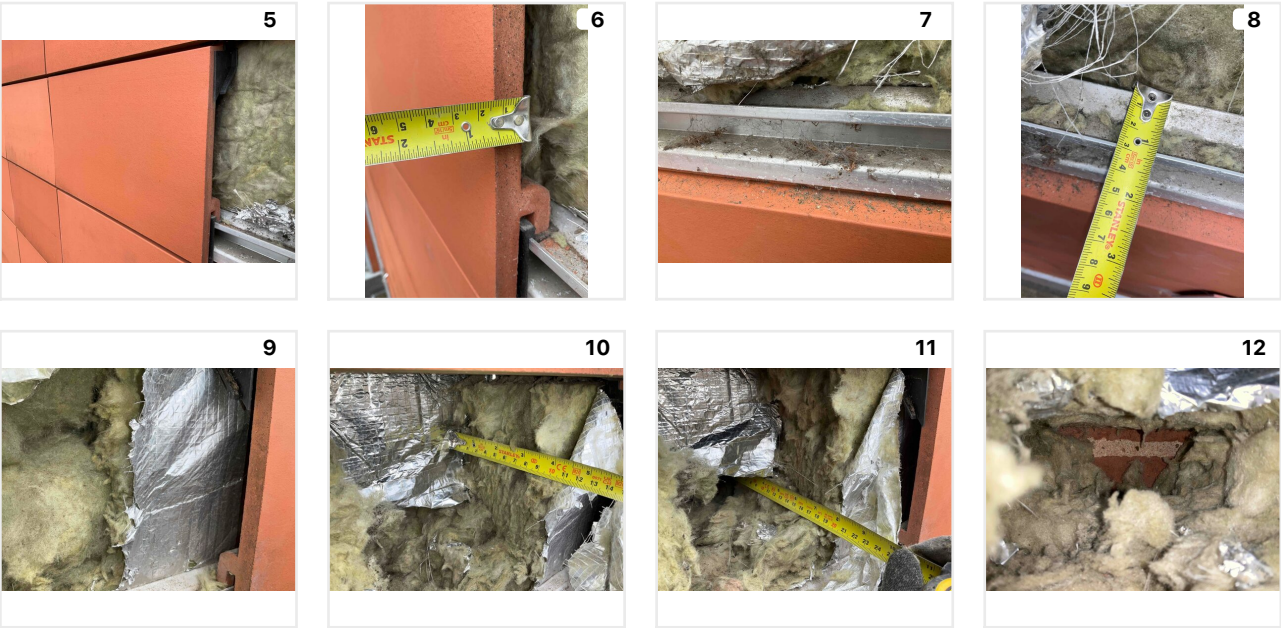
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	11
Cavity closed at compartmentation floor		

Floor Slab

Reinforced concrete

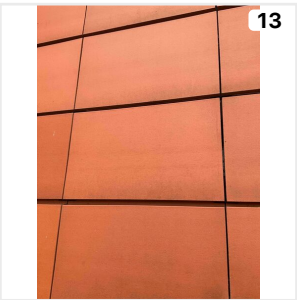
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: EM4M1L

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Infill panel

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	3mm	Aluminium Panel	14	A2 - Limited Combustibility
Framework		Aluminium L/T Rail	15, 16	A2 - Limited Combustibility
Cavity	98mm		17, 18	
Insulation	100mm	Mineral Wool Insulation	19, 20	A1 - Non-Combustible
Substrate		Original brickwork	21	A1 - Non-Combustible

Cavity Barriers

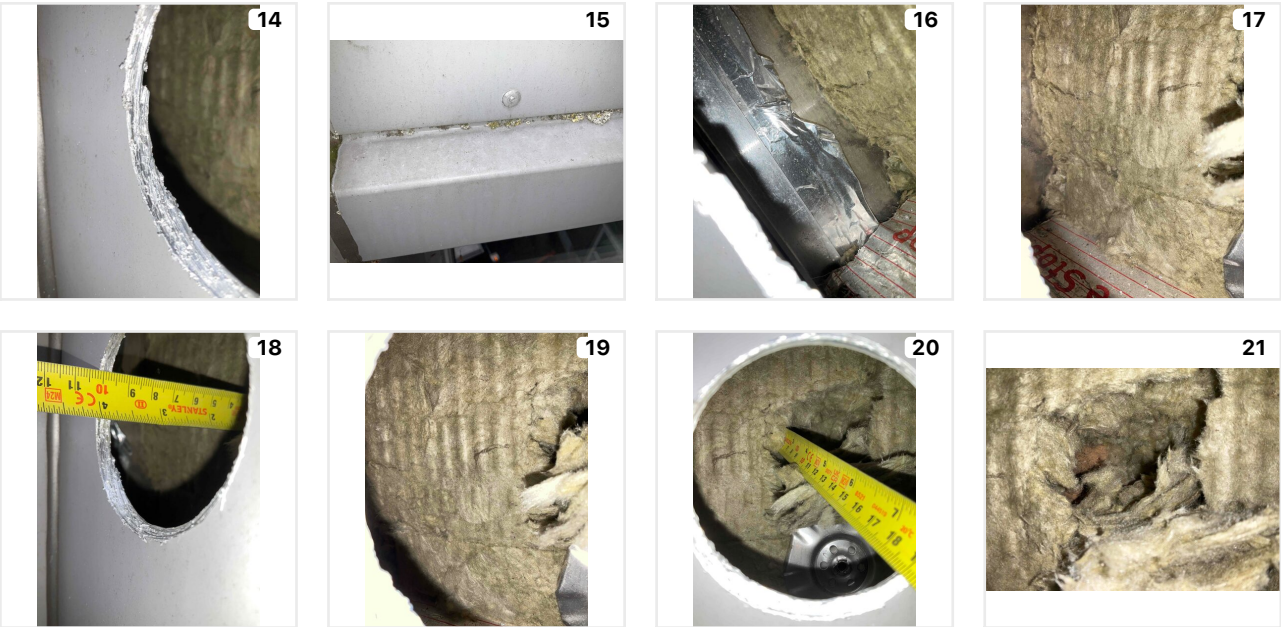
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces Material Brand: Rockwool	22, 23

Cavity closed at compartmentation floor

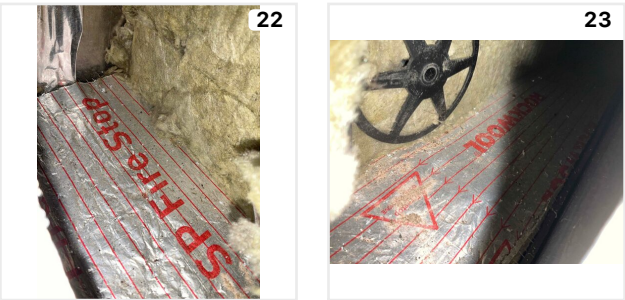
Floor Slab

Backing Wall Sits On The Floor Slab

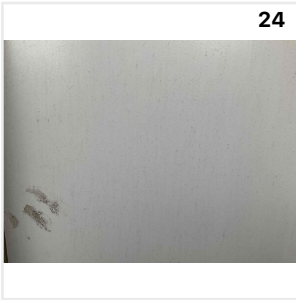
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: NBKJBS

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Infill panel

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	3mm	Aluminium Panel	26, 27, 28	A2 - Limited Combustibility
Framework		Aluminium L/T Rail	29	A2 - Limited Combustibility
Cavity	85mm		30	
Insulation	100mm	Mineral Wool Insulation	31, 32	A1 - Non-Combustible
Fixed with mechanical fixers				
Substrate		Original brickwork	33	A1 - Non-Combustible

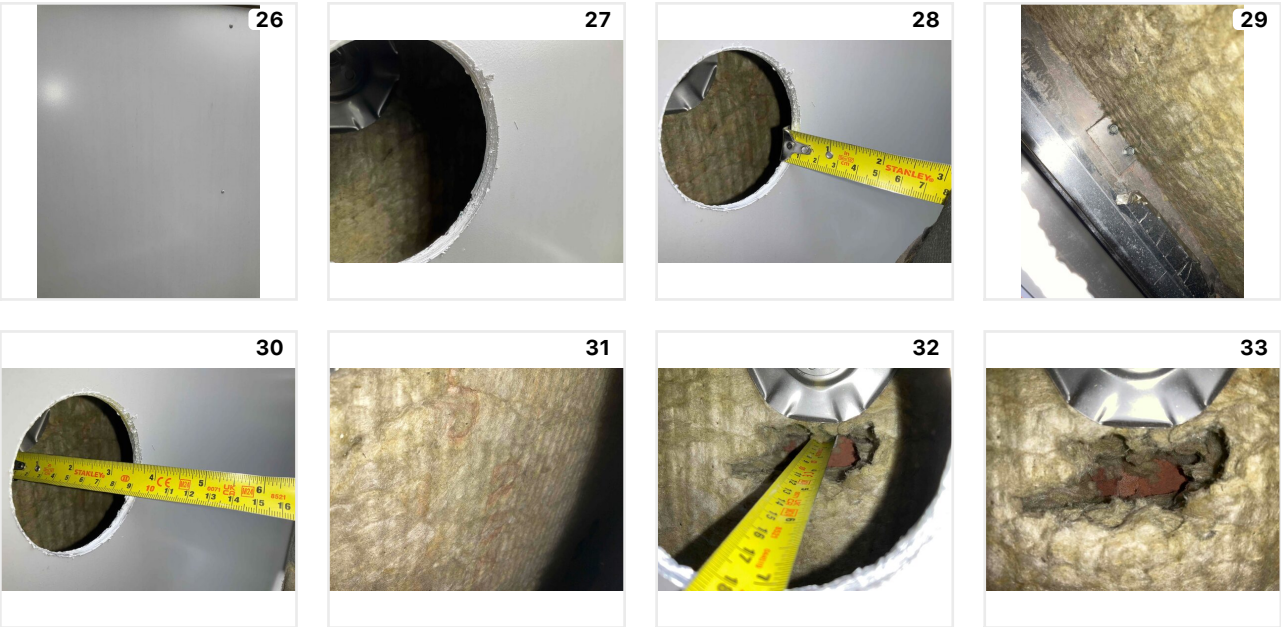
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	34
Cavity closed at compartmentation floor		

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection: 9K6S77

Elevation • Location
Wall Inspection • Compartment Wall Junction



Name/Summary

Masonry

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	35, 36	A1 - Non-Combustible
Insulation	210mm	Mineral Wool Insulation	37, 38	A1 - Non-Combustible
Substrate		Original brickwork	39	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Vertical Cavity Barrier	Solid State Mineral Wool	38

Cavity closed at compartmentation wall

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos

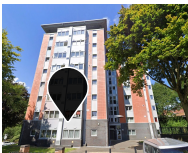


Inspection Photos



Inspection: 2BC9YL

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Infill panel

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	3mm	Aluminium Panel	42, 43, 44	A2 - Limited Combustibility
Framework		Aluminium L/T Rail	45	A2 - Limited Combustibility
Cavity	82mm		46	
Insulation	100mm	Mineral Wool Insulation	47, 48	A1 - Non-Combustible
Substrate		Original brickwork	49	A1 - Non-Combustible

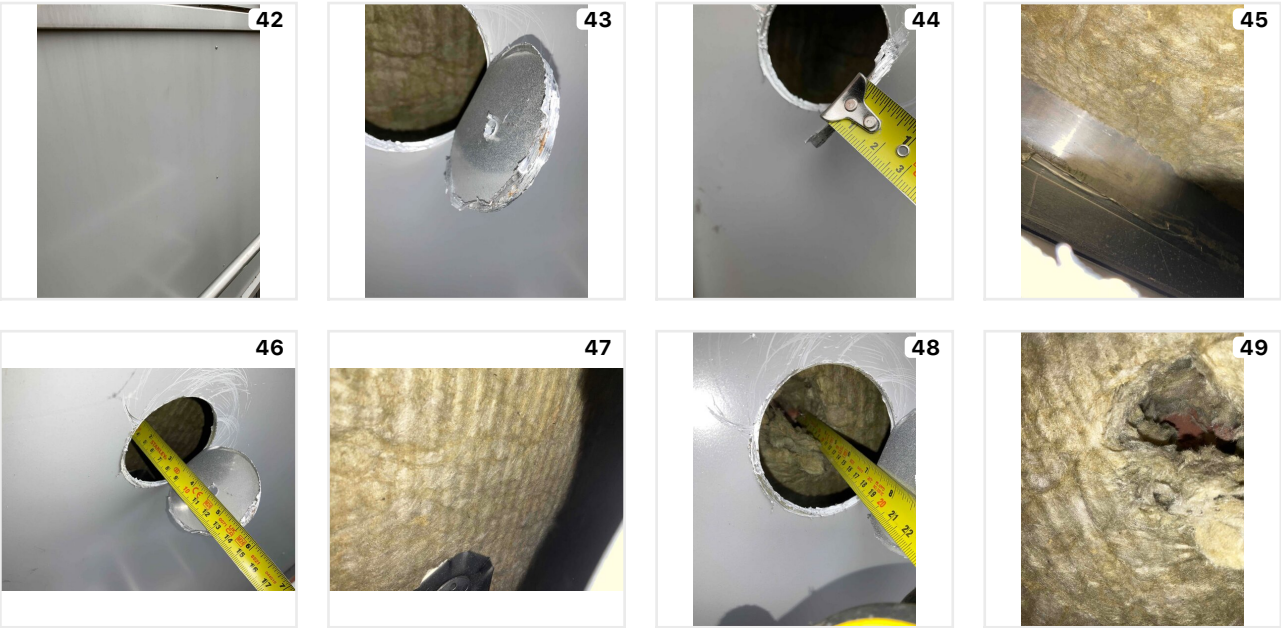
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	50

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection: 2JYAUH

Elevation • Location
Wall Inspection • Compartment Wall Junction



Name/Summary

Terracotta tiles

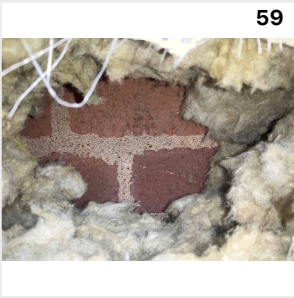
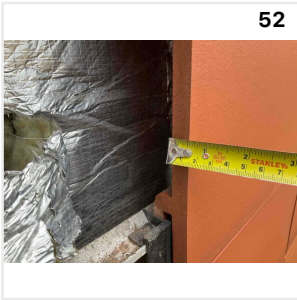
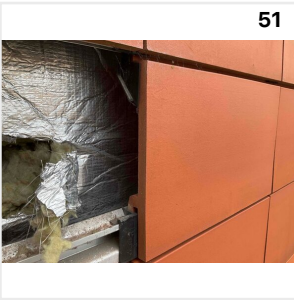
Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	15mm	Terracotta Tile	51, 52	A1 - Non-Combustible
Framework	30mm	Aluminium L/T Rail	53, 54, 55	A2 - Limited Combustibility
Cavity	80mm		56	
Insulation	120mm	Mineral Wool Insulation	57, 58	A1 - Non-Combustible
Encased in foil faces				
Substrate		Original brickwork	59	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	60
Cavity not closed between the compartment wall and the outer tiles		

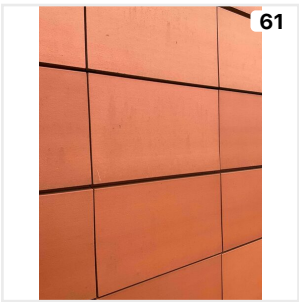
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: 7JNJ5D

Elevation • Location

Wall Inspection • Compartment Floor and Wall Junction Interface



Name/Summary

Terracotta tiles

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	15mm	Terracotta Tile	62, 63	A1 - Non-Combustible
Framework	30mm	Aluminium L/T Rail	64, 65, 66	A2 - Limited Combustibility
Cavity	120mm		67	
Insulation	100mm	Mineral Wool Insulation	68, 69	A1 - Non-Combustible
Encased in foil faces				
Substrate		Original brickwork	70	A1 - Non-Combustible

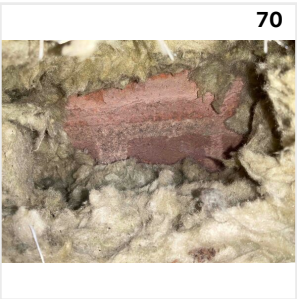
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	71
Cavity closed at compartmentation floor		

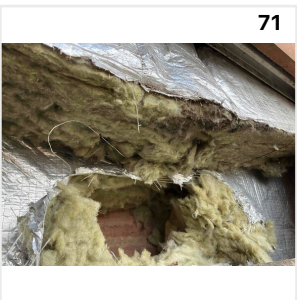
Floor Slab

Reinforced concrete

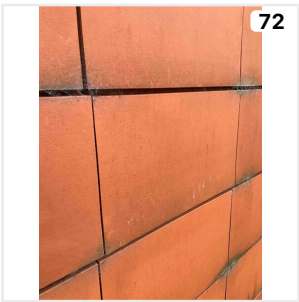
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: 9M32VC

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Masonry

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	73, 74	A1 - Non-Combustible
Insulation	200mm	Mineral Wool Insulation	75, 76	A1 - Non-Combustible
Fully fills cavity				
Substrate		Original brickwork	77	A1 - Non-Combustible

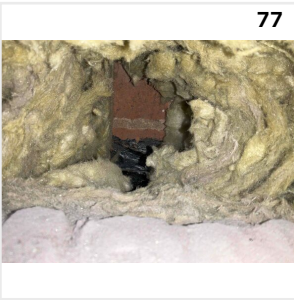
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	75
Cavity closed at compartmentation floor		

Floor Slab

Reinforced concrete

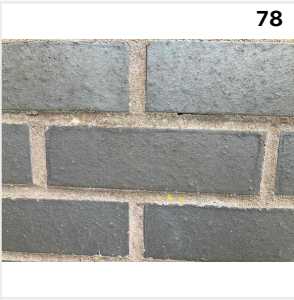
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: 7R31AH

Elevation • Location
Wall Inspection • Compartment Floor and Wall Junction Interface



Name/Summary

Terracotta tiles

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	15mm	Terracotta Tile	80, 81	A1 - Non-Combustible
Framework	30mm	Aluminium L/T Rail	82, 83, 84, 85	A1 - Non-Combustible
Confirmation via magnet				
Cavity	120mm		86	
Insulation	100mm	Mineral Wool Insulation	87, 88	A1 - Non-Combustible
Substrate		Original brickwork	89	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	90, 91
Cavity closed at compartmentation floor		

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: AS6JL2

Elevation • Location
Wall Inspection • Alcove windows



Name/Summary

Infill panel

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	3mm	Aluminium Panel	93	A2 - Limited Combustibility
Insulation		Mineral Wool Insulation	94	A1 - Non-Combustible
Framework		Aluminium L/T Rail		A2 - Limited Combustibility
Substrate		Sheathing Board		A2 - Limited Combustibility

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	94

Build-up Photos



Cavity Barrier Photos



Inspection: 8KCJ9I

Elevation • Location
Wall Inspection • Compartment Floor and Wall Junction Interface



Name/Summary

Terracotta tiles

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	15mm	Terracotta Tile	95, 96	A1 - Non-Combustible
Framework	30mm	Aluminium L/T Rail	97, 98, 99	A2 - Limited Combustibility
Cavity	100mm		100, 101	
Insulation	100mm	Mineral Wool Insulation	102, 103	A1 - Non-Combustible
Substrate		Original brickwork	104	A1 - Non-Combustible

Cavity Barriers

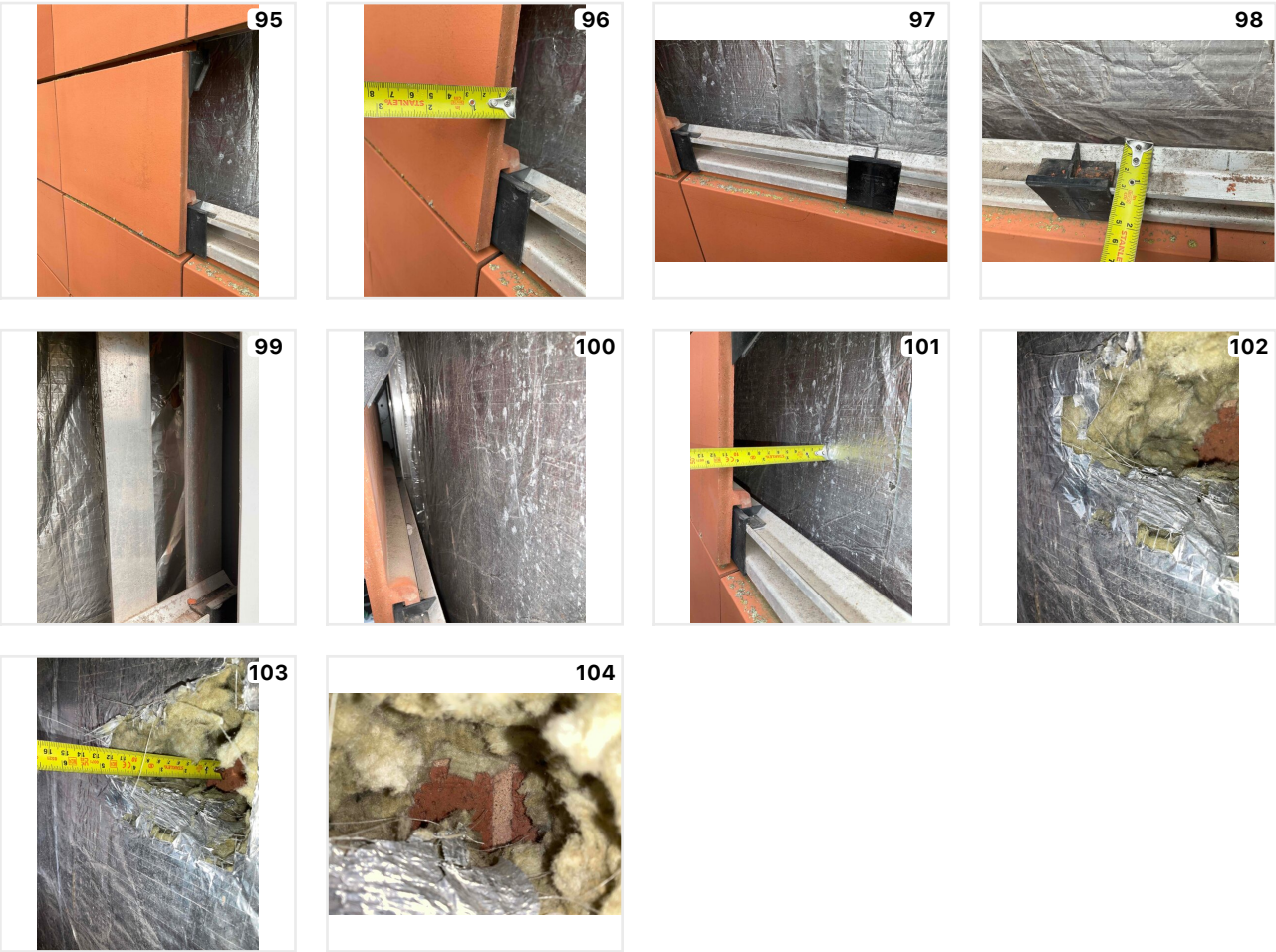
1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	105

Cavity closed at compartmentation floor

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: L3836L

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Spandrel Infill panel (stairwell)

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	3mm	Aluminium Panel	107, 108, 109	A2 - Limited Combustibility
Insulation	140mm	PIR Insulation Material Brand: Kingspan (Green)	110, 111, 112	F - Highly Combustible
x2 each board 70mm				
Cavity			113	
Substrate		Reinforced concrete column	113	A1 - Non-Combustible

Cavity Barriers

No cavity barrier identified at this inspection location

Floor Slab

Reinforced concrete

Build-up Photos



Inspection Photos



Inspection: 4ZIYD4

Elevation • Location
Wall Inspection • Ventilation Outlet



Name/Summary

Terracotta tiles (flue penetration)

Build-Up

6 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	3mm	Terracotta Tile (replacement tile for flue)	115, 116	A1 - Non-Combustible
Outer leaf	20mm		117, 118	A2 - Limited Combustibility
Cement particle board				
Framework	30mm	Aluminium L/T Rail	119	A2 - Limited Combustibility
Cavity	10mm		120, 121	
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Substrate		Original brickwork		A1 - Non-Combustible

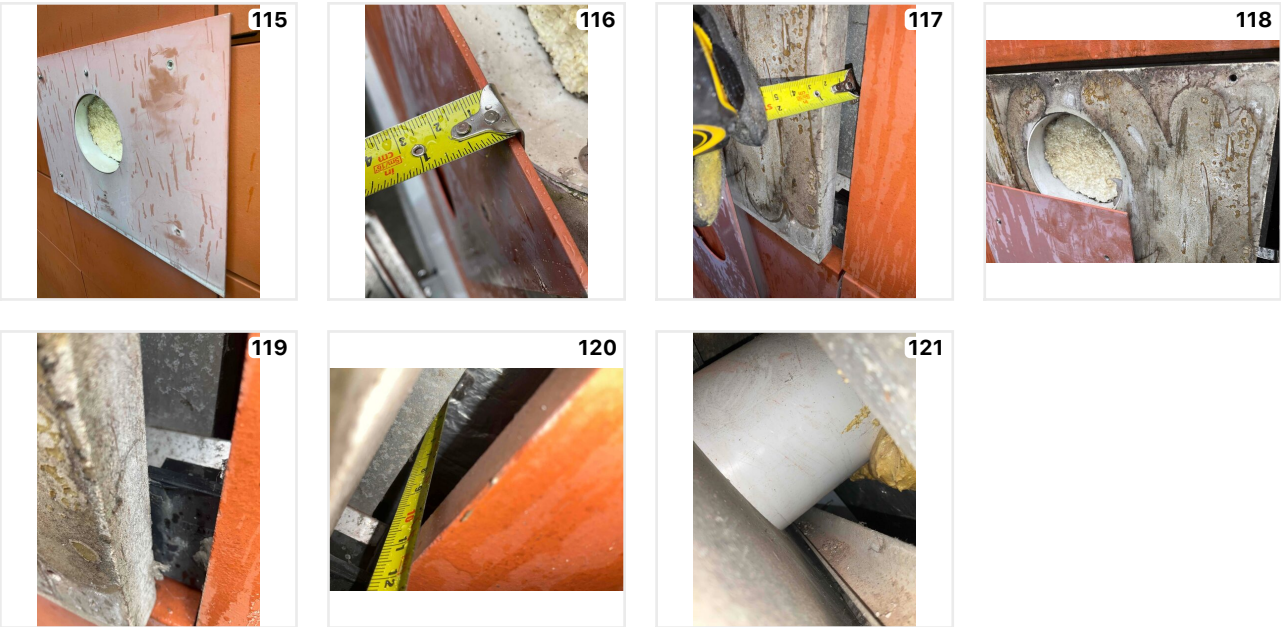
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	

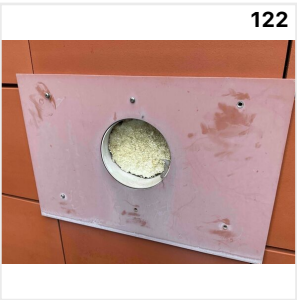
Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Inspection Photos



Inspection: 2JY3ZK

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

Masonry

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
External Surface Material	102mm	Brickwork	123, 124	A1 - Non-Combustible
Insulation	120mm	Mineral Wool Insulation	125, 126	A1 - Non-Combustible
Fully fills cavity				
Substrate		Original brickwork	127	A1 - Non-Combustible

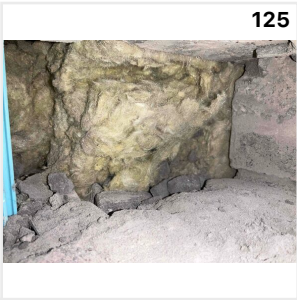
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Solid State Mineral Wool	128
Cavity closed at the window opening		

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (JTYFJS)

External Window: Top, Mid, Side Hung Casements

External Window Reference
JTYFJS

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Toughened Safety Glass

Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (IEU3CT)

External Door: Single Leaf Entrance Doors

External Door Reference
IEU3CT

Details

Surface Material

Aluminium

Infill / Panel Material

Toughened Glass

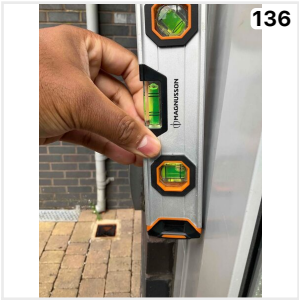
Frame Material

Aluminium

Details

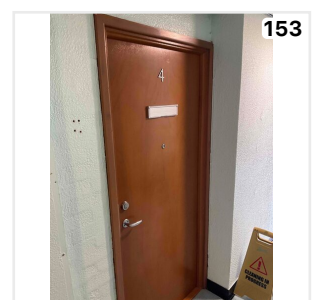
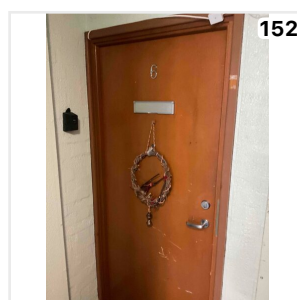
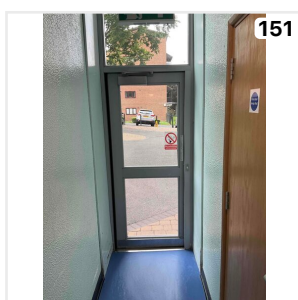
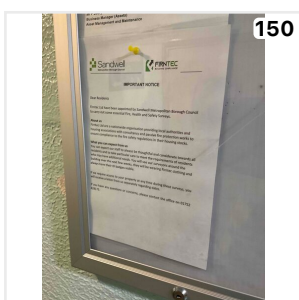
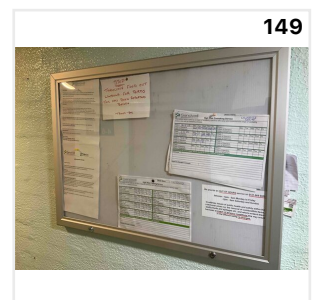
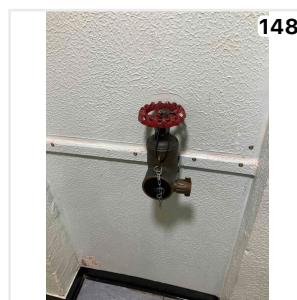
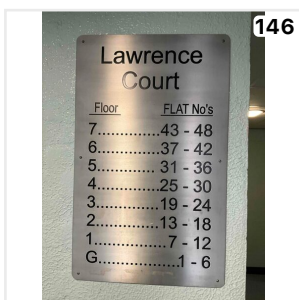
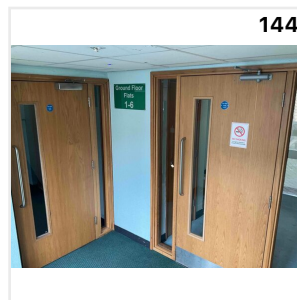
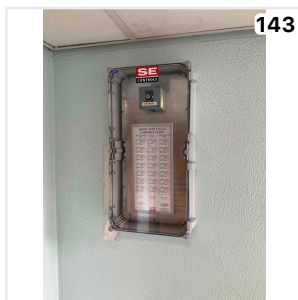
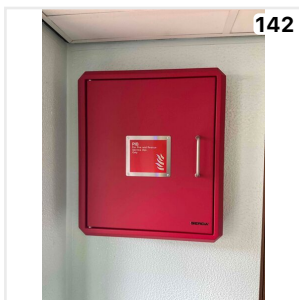
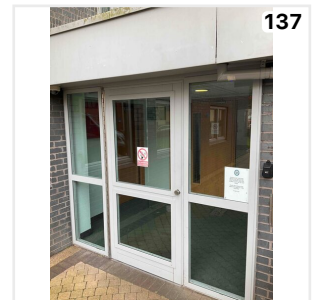
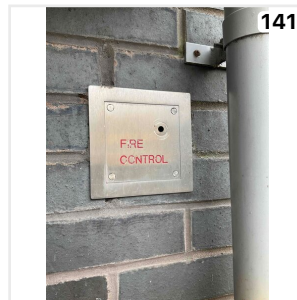
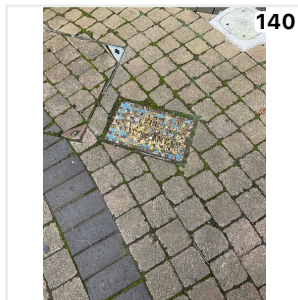
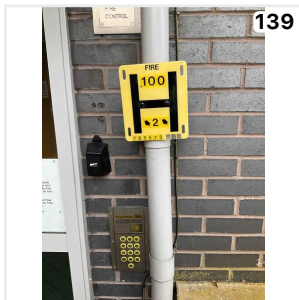
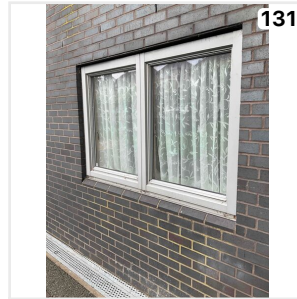
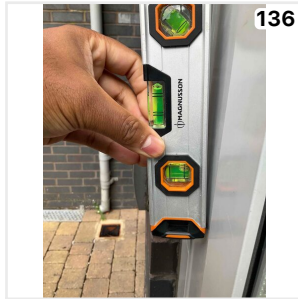
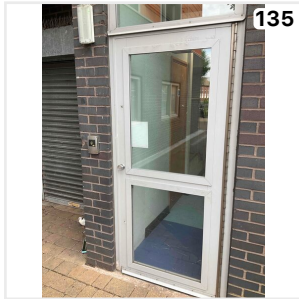
Confirmation via magnet

Photos



General Observations

Building assets





154



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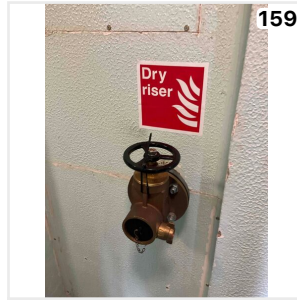
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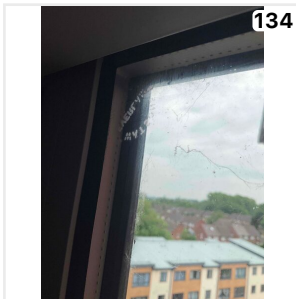
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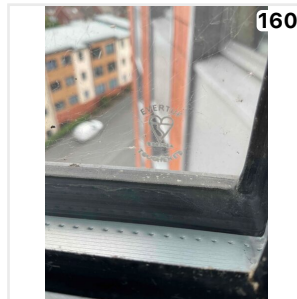
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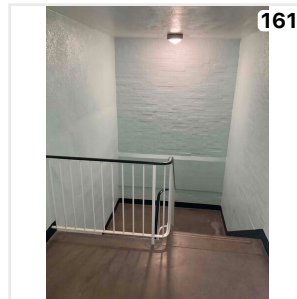
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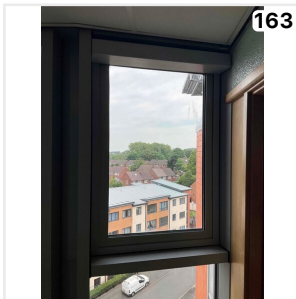
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161

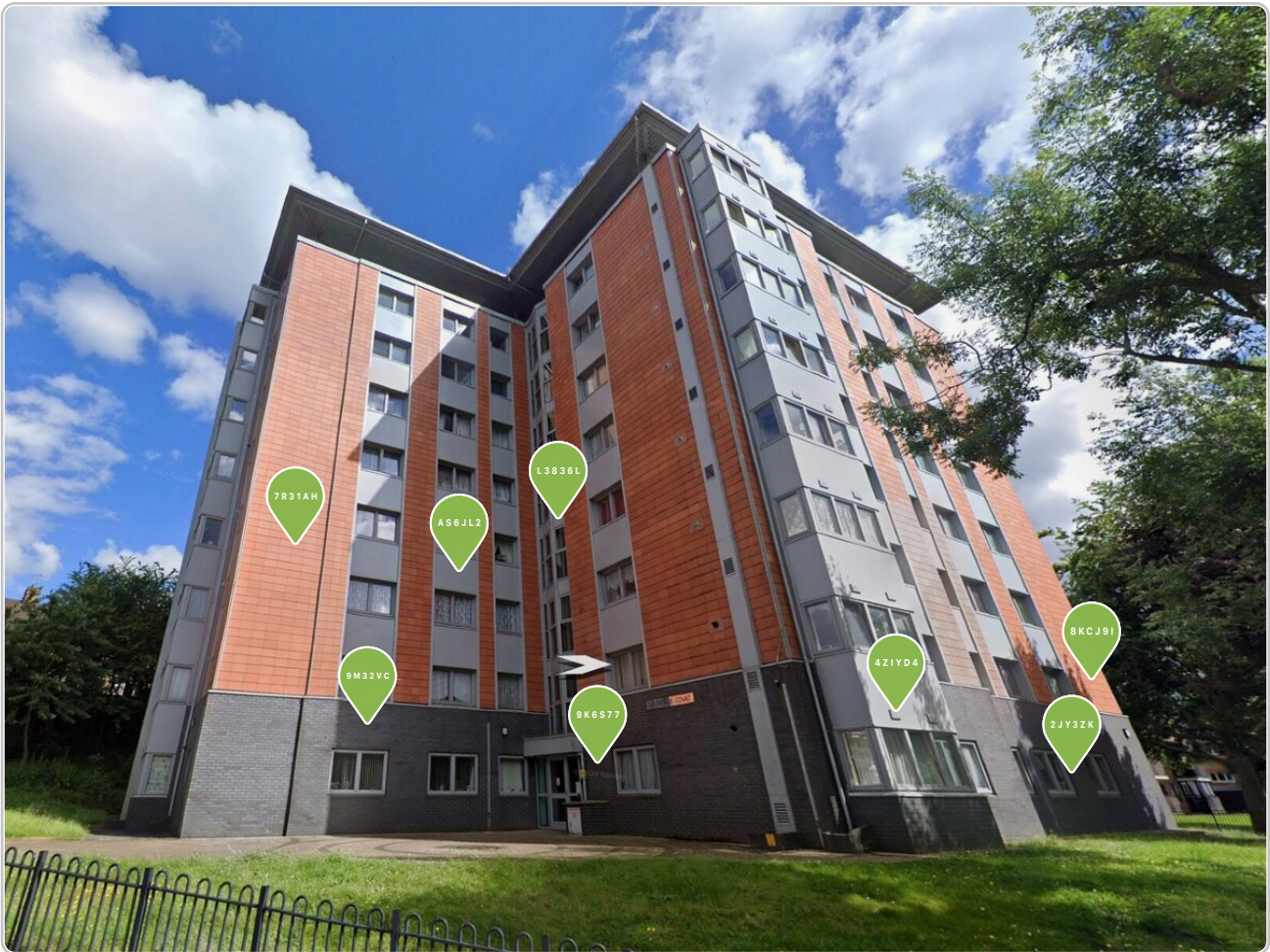


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Plan: Wall Inspection



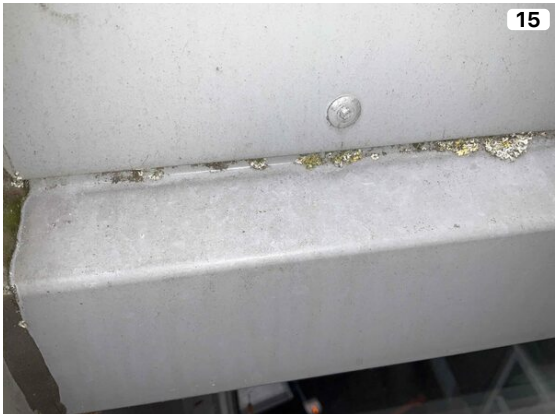
Plan: Wall Inspection



Photos



Photos Continued...



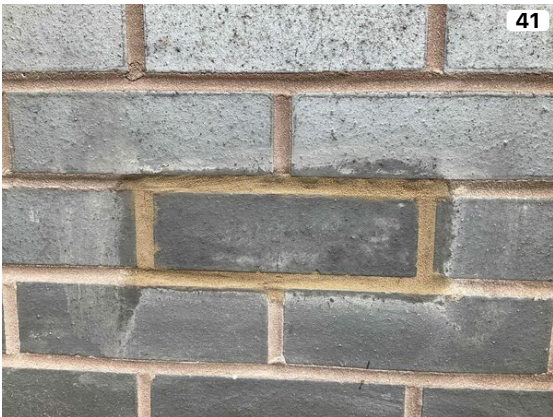
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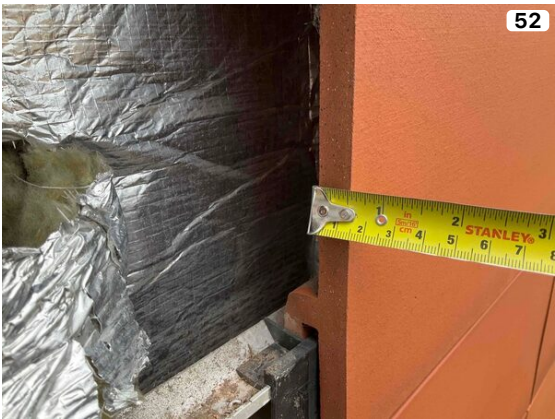
Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



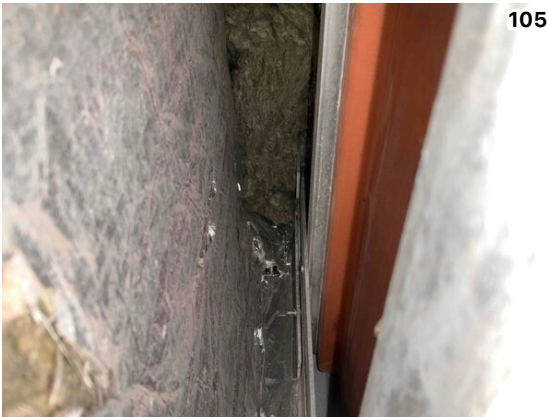
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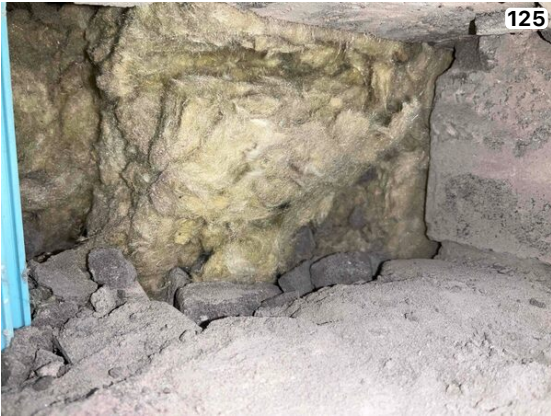
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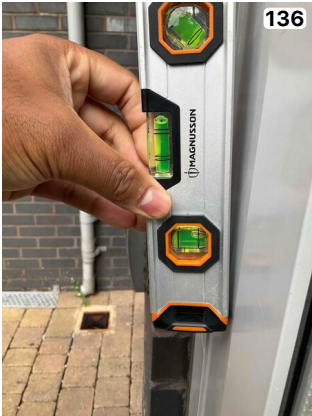
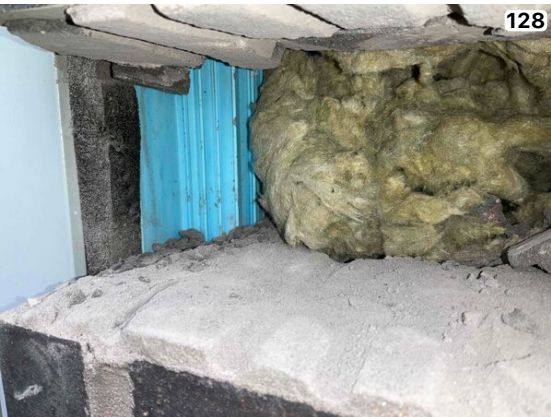
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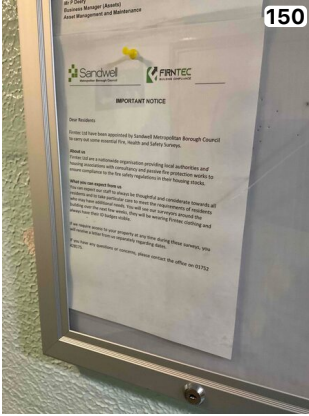
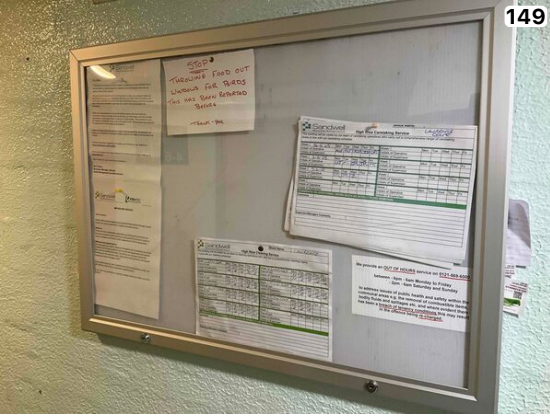
Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...





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