



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 1

Survey Date 01/05/2025

Suggested Review Date 01/05/2030

EXTERNAL WALL SURVEY

BEECH HOUSE

Meadow Avenue
West Brom
B71 3EJ



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Summary

External Wall Survey

Assessment and Certificate Reference

RB-N1IN9X

Assessed On, By

01/05/2025, Haydn Roberts, James Major

Recommended Review Date

01/05/2030

Produced For the Responsible Person

Sandwell

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Assessed Property

Property Name

Beech House

Property Reference

RB-MDWX2K

Address

Meadow Avenue

West Brom

B71 3EJ

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

Property Type

Apartment Block, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1962

Building Height

Approximately 25m to the highest occupied floor level. (calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Number of Storeys (Ground and above)

9

Number of Flats

36

Flat Types

Single Storey

Structural Wall Material

Concrete / Brick

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Electronic Entrance System

Yes

Residents

Yes

Approx number of Residents

72

Residents (Extended)

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

Escapes & Exits

There are sufficient fire exits that discharge from the premises of an assumed suitable width and within acceptable travel distances. These will aid in facilitating persons within the premises to evacuate safely in the event of fire. Emergency exits open inwards and outwards in direction of escape.

Number Of Internal Escape Stairs

2

Number Of Final Exits

2

Types Of Lifts Installed

Passenger + Fireman's Control

External Means Of Escape

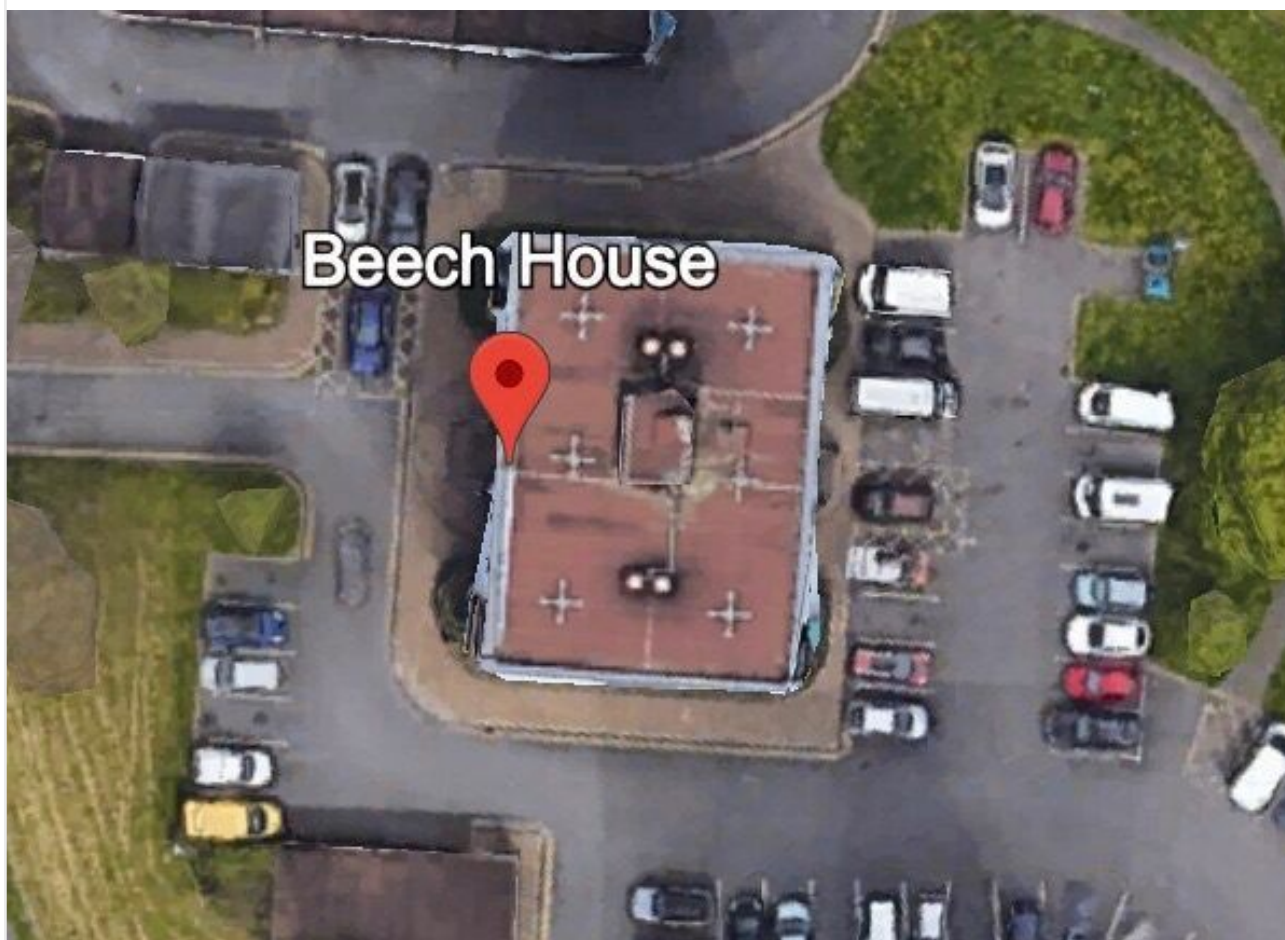
None Present

Evacuation Chairs Installed

No

Aerial Perspective: Aerial image

Image sourced from Google Earth



Elevations

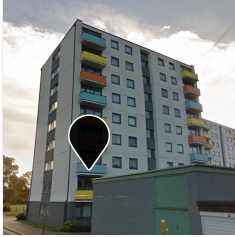
Photo	Name	No. of Storeys
	NORTH	9 Storeys
	SOUTH	9 Storeys
	EAST	9 Storeys
	WEST	9 Storeys

Inspections

Elevation Location

Inspection

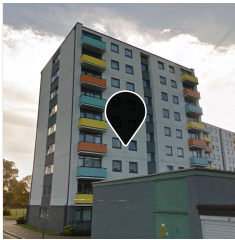
Elements



Inspection: CAZDS1

Wall Inspection
Brise Soleil

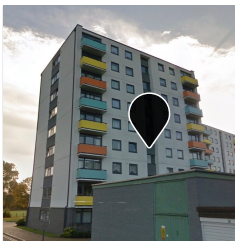
No elements identified



Inspection: SL3J17

Wall Inspection
Compartment Wall Junction

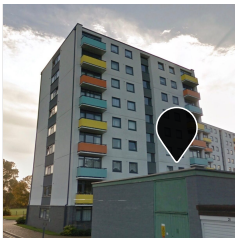
- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)



Inspection: 7PCVP1

Wall Inspection
Compartment Floor Junction

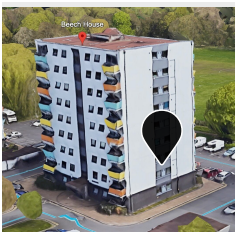
- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)



Inspection: S2KCQR

Wall Inspection
Compartment Floor Junction

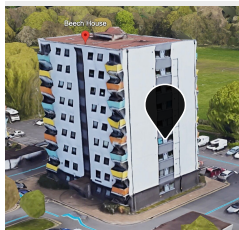
- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)



Inspection: 5IHYD6

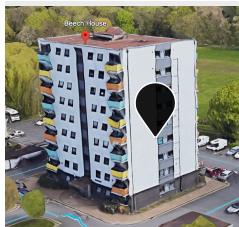
Wall Inspection
Compartment Floor Junction

- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

Elevation Location**Inspection****Elements****Inspection: IGGQCL**

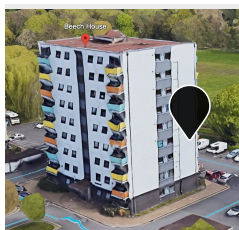
Wall Inspection
Ventilation Outlet

No elements identified

**Inspection: TRQA6K**

Wall Inspection
Ventilation Outlet

- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

**Inspection: JZ5U7G**

Wall Inspection
Compartment Floor Junction

- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

**Inspection: MW8XHL**

Wall Inspection

- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

**Inspection: Q8W9CL**

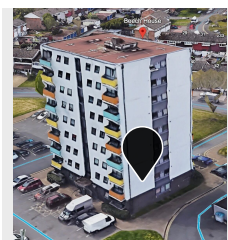
Wall Inspection
Aperture Opening

- Surface Finish (Brickwork)
- Insulation (Mineral wool)
- Inner Leaf (Blockwork)

**Inspection: E4ZV52**

Wall Inspection
Brise Soleil

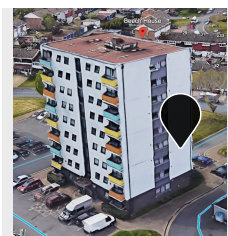
- Surface Finish (HPL)

Elevation Location**Inspection****Elements****Inspection: 1I9RT3**

Wall Inspection

Compartment Wall Junction

- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

**Inspection: XJ5ANA**

Wall Inspection

Compartment Floor and Wall Junction

Interface

- Surface Finish (Sto render)
- Insulation (Mineral wool)
- Inner Leaf (Concrete wall)

Inspection: CAZDS1

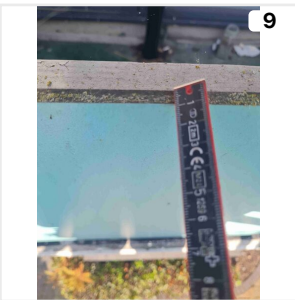
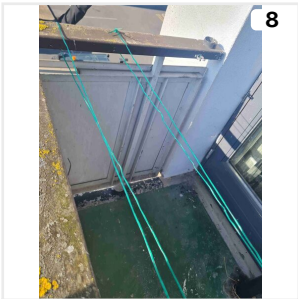
Elevation • Location
Wall Inspection • Brise Soleil



Name/Summary

Attachment

Inspection Photos



Inspection: SL3J17

Elevation • Location
Wall Inspection • Compartment Wall Junction



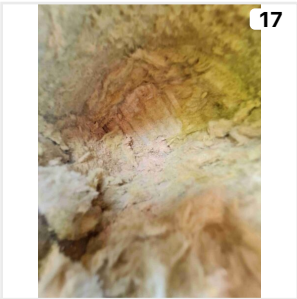
Name/Summary

Render

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	11, 12, 13
Insulation	90mm	Mineral wool	14, 15
Inner Leaf		Concrete wall	16, 17

Build-up Photos



Inspection Photos



Inspection: 7PCVP1

Elevation • Location
Wall Inspection • Compartment Floor Junction



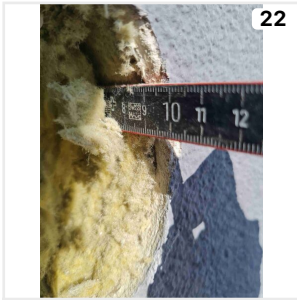
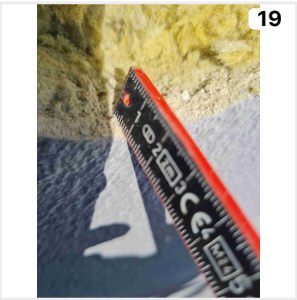
Name/Summary

Render

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	19, 20
Insulation	90mm	Mineral wool	21, 22
Inner Leaf		Concrete wall	23, 24

Build-up Photos



Inspection Photos



Inspection: S2KCQR

Elevation • Location
Wall Inspection • Compartment Floor Junction



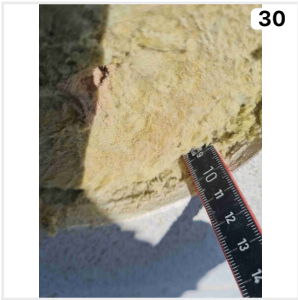
Name/Summary

Render

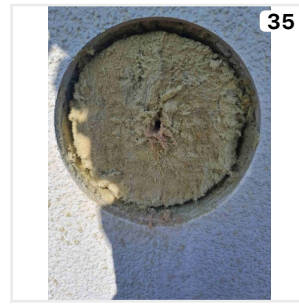
Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	27, 28
Insulation	90mm	Mineral wool	29, 30
Inner Leaf		Concrete wall	31, 32

Build-up Photos



Inspection Photos



Inspection: 5IHYD6

Elevation • Location
Wall Inspection • Compartment Floor Junction



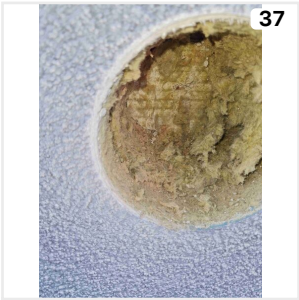
Name/Summary

Rainscreen

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	36, 37
Insulation	90mm	Mineral wool	38, 39
Inner Leaf		Concrete wall	40, 41

Build-up Photos



Inspection Photos



Inspection: IGGQCL

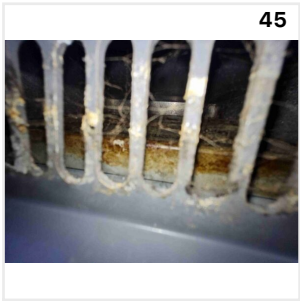
Elevation • Location
Wall Inspection • Ventilation Outlet



Name/Summary

Rainscreen

Inspection Photos



Inspection: TRQA6K

Elevation • Location
Wall Inspection • Ventilation Outlet



Name/Summary

Render

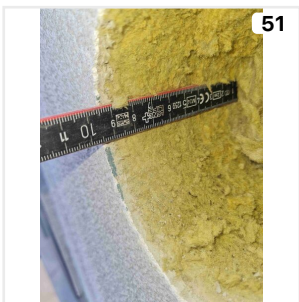
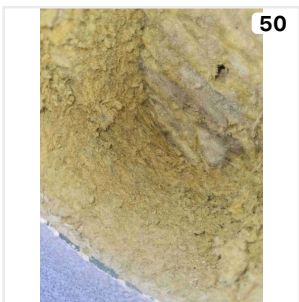
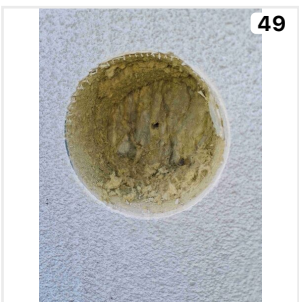
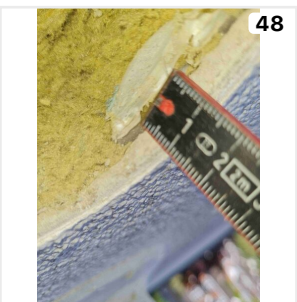
Description

Vent and compartment floor done in one opening

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	48, 49
Insulation	90mm	Mineral wool	50, 51
Inner Leaf		Concrete wall	52, 53

Build-up Photos





Inspection Photos



Inspection: JZ5U7G

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Render

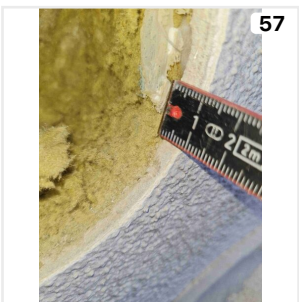
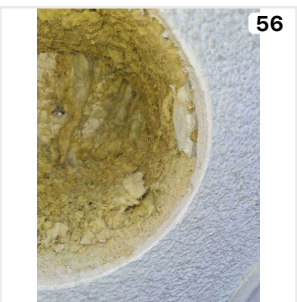
Description

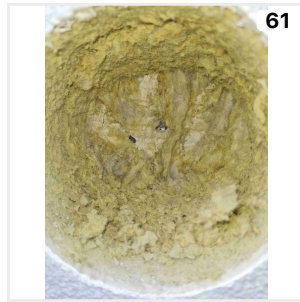
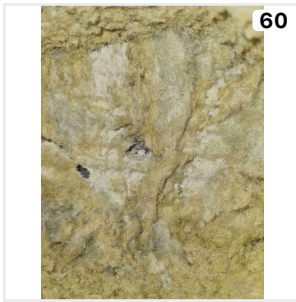
Vent and compartment floor done as one opening

Build-Up

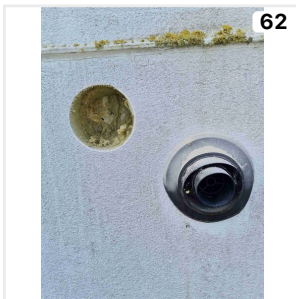
3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	56, 57
Insulation	90mm	Mineral wool	58, 59
Inner Leaf		Concrete wall	60, 61

Build-up Photos





Inspection Photos



Inspection: MW8XHL

Elevation
Wall Inspection



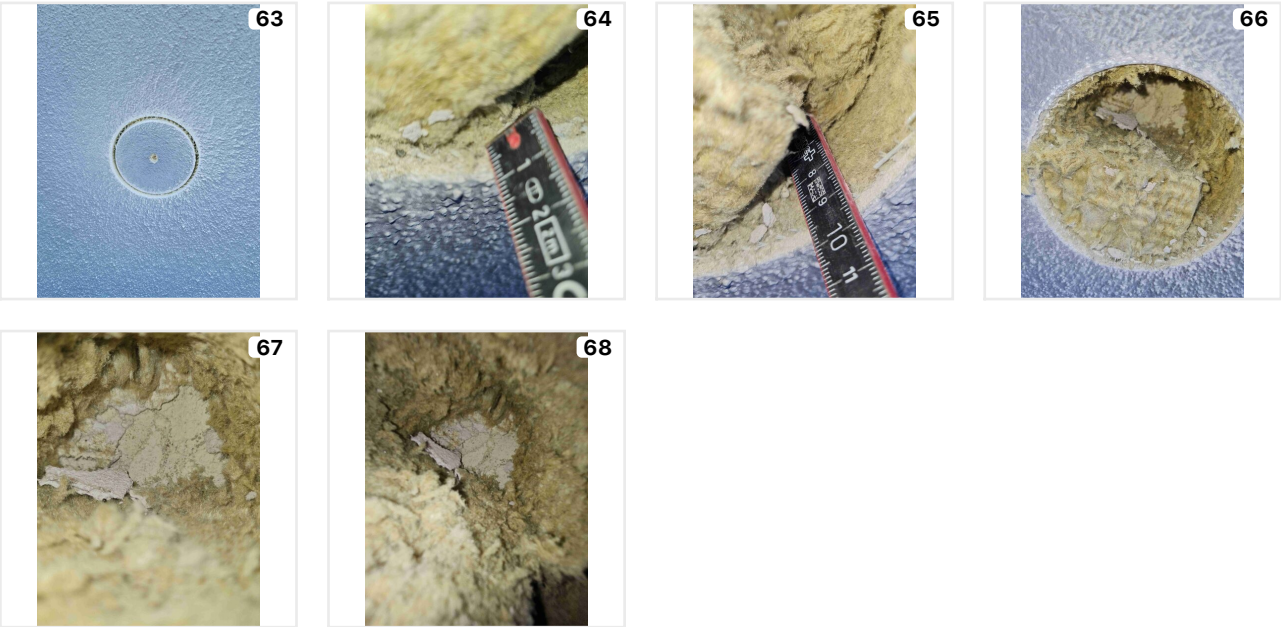
Name/Summary

Render

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	63, 64
Insulation	90mm	Mineral wool	65, 66
Inner Leaf		Concrete wall	67, 68

Build-up Photos



Inspection Photos



Inspection: Q8W9CL

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

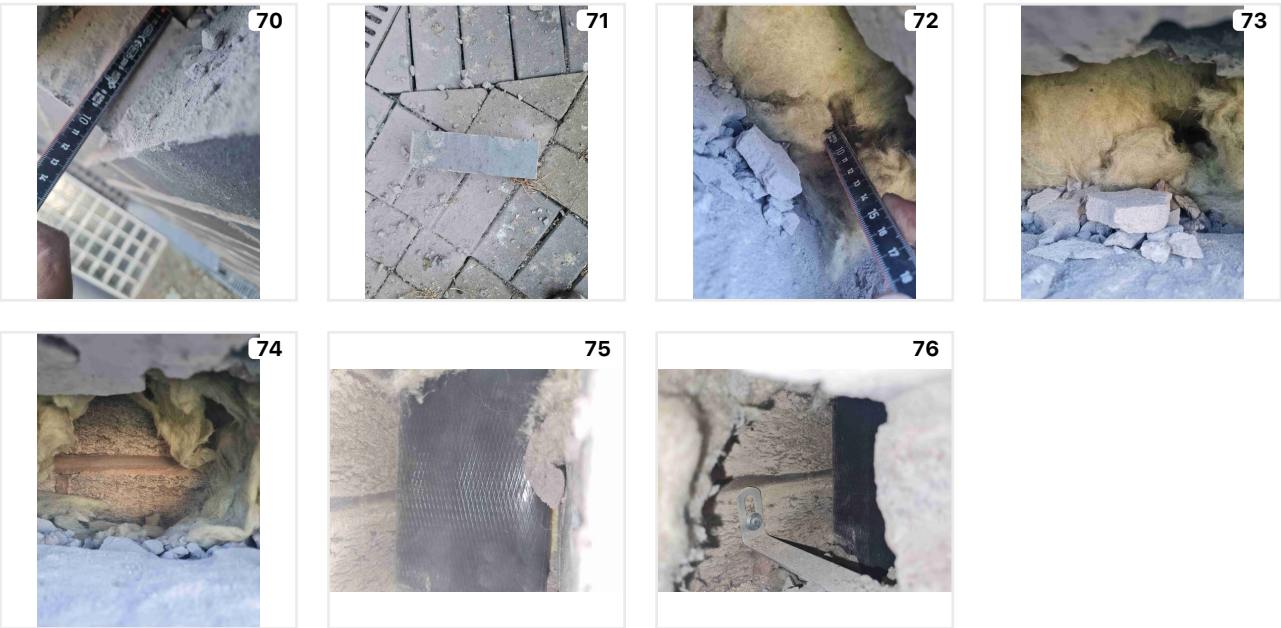
Masonry

Build-Up

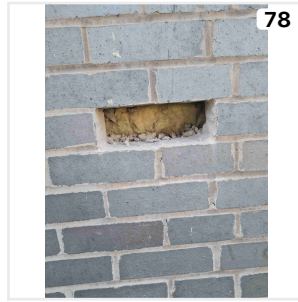
3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	100mm	Brickwork	70, 71
Insulation	90mm	Mineral wool	72, 73
Inner Leaf		Blockwork	74, 75, 76

Black membrane around window

Build-up Photos



Inspection Photos



Inspection: E4ZV52

Elevation • Location
Wall Inspection • Brise Soleil



Name/Summary

Attachment

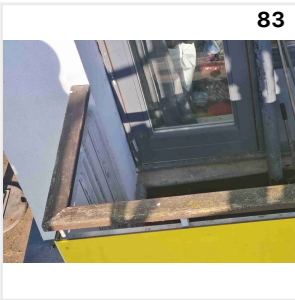
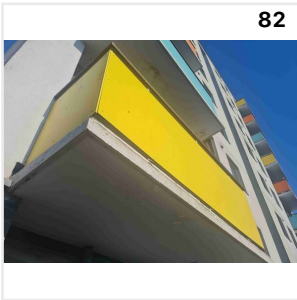
Build-Up

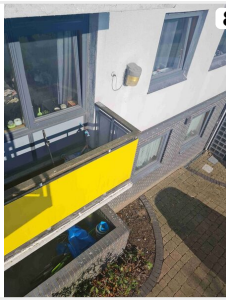
1 Element	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	HPL	79, 80

Build-up Photos

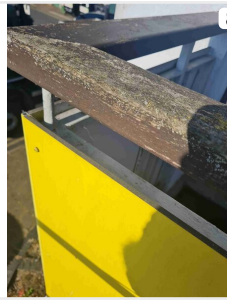


Inspection Photos





85



86

Inspection: 1I9RT3

Elevation • Location
Wall Inspection • Compartment Wall Junction



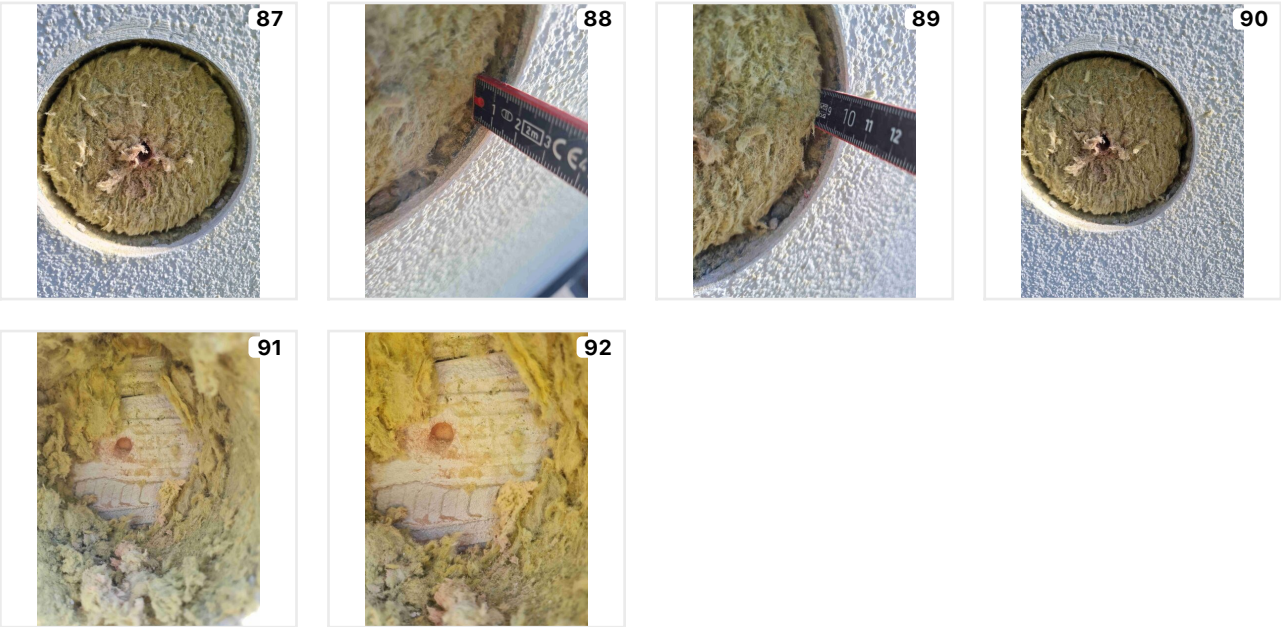
Name/Summary

Render

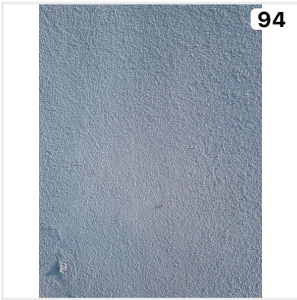
Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish	9mm	Sto render	87, 88
Insulation	90mm	Mineral wool	89, 90
Inner Leaf		Concrete wall	91, 92

Build-up Photos



Inspection Photos



Inspection: XJ5ANA

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



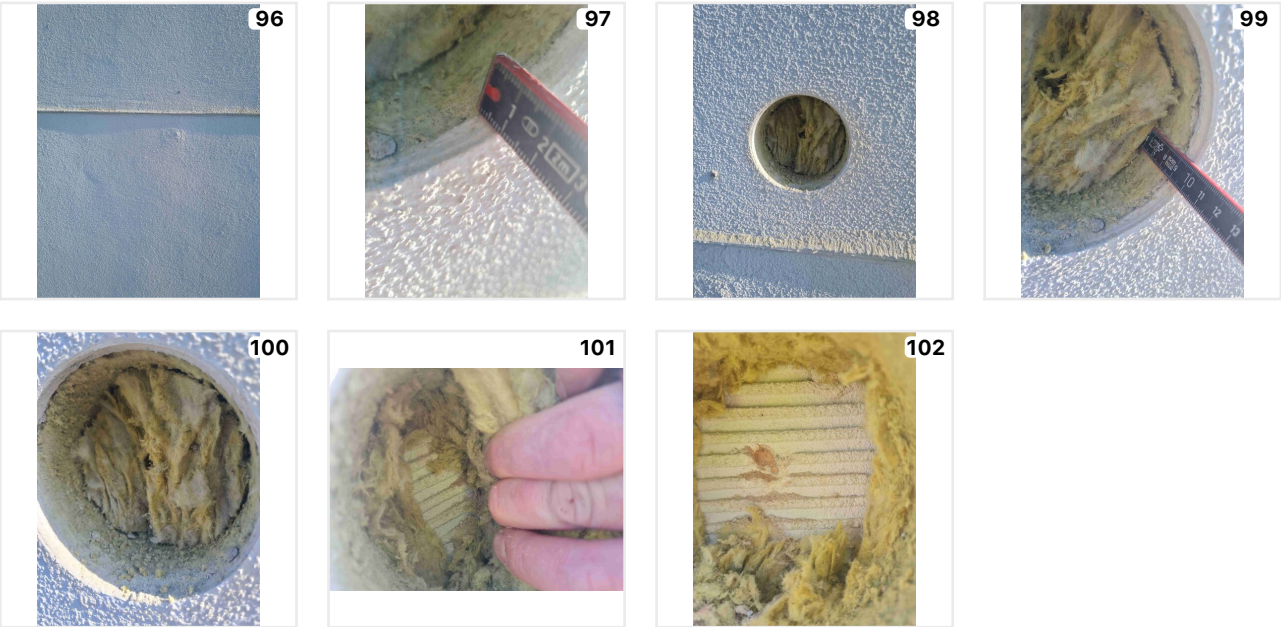
Name/Summary

Render

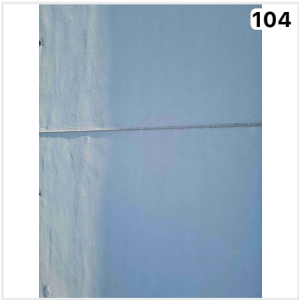
Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.
Surface Finish		Sto render	96, 97, 98
Insulation	90mm	Mineral wool	99, 100
Inner Leaf		Concrete wall	101, 102

Build-up Photos



Inspection Photos



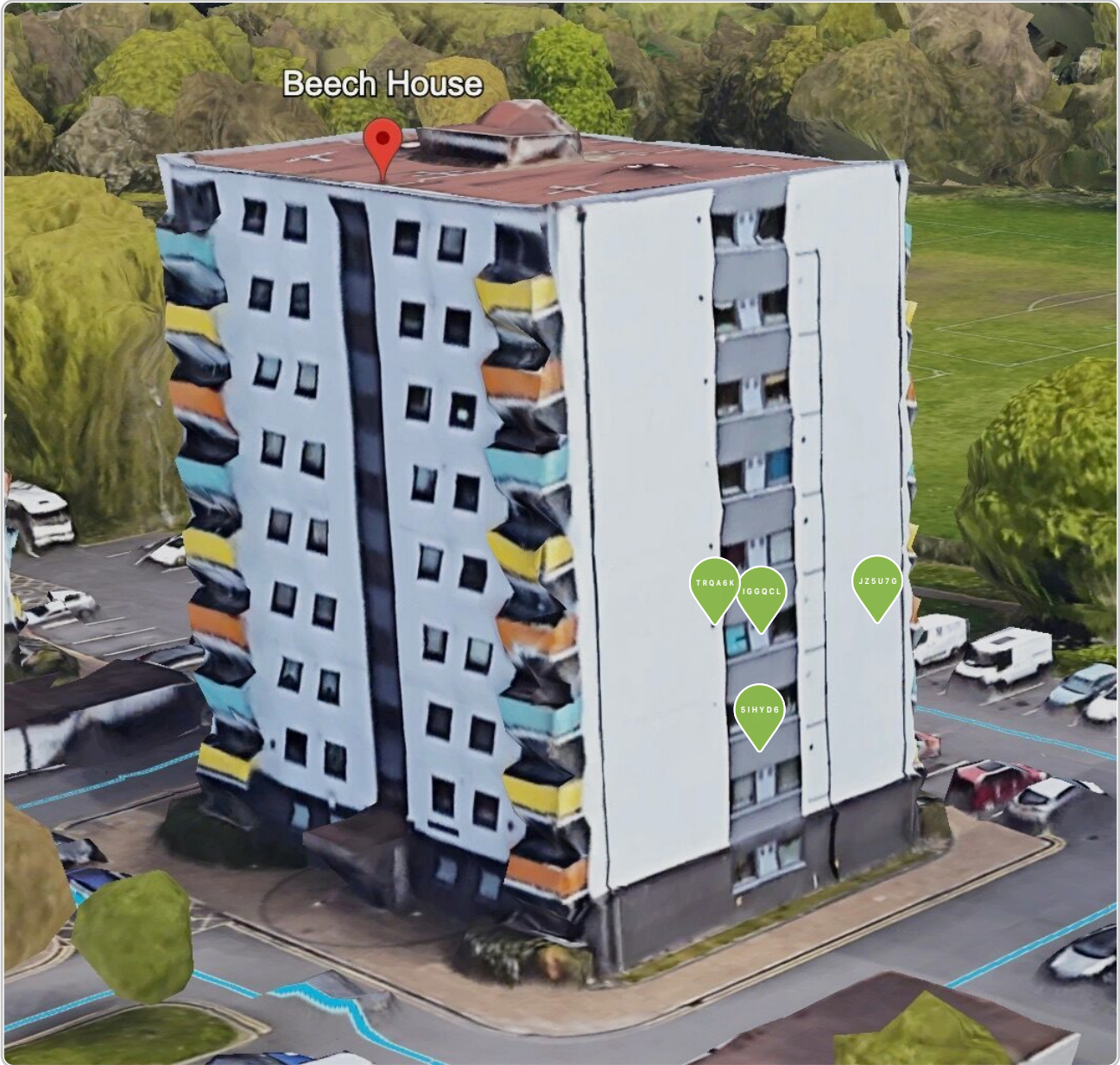
Plan: Wall Inspection



Plan: Wall Inspection



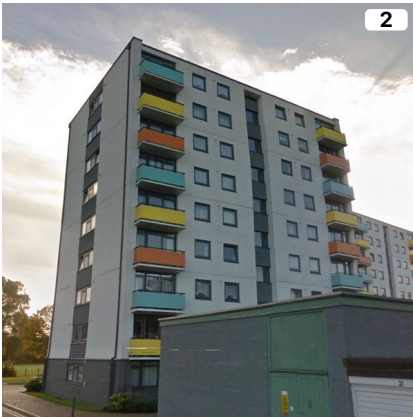
Plan: Wall Inspection



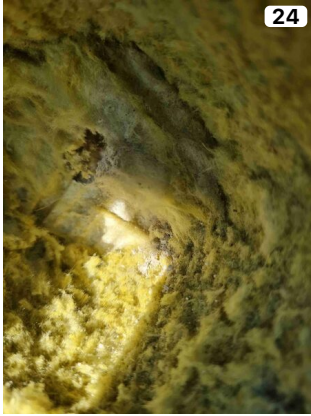
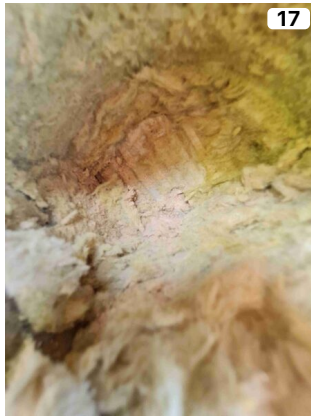
Plan: Wall Inspection



Photos



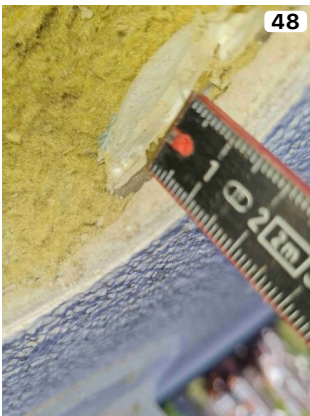
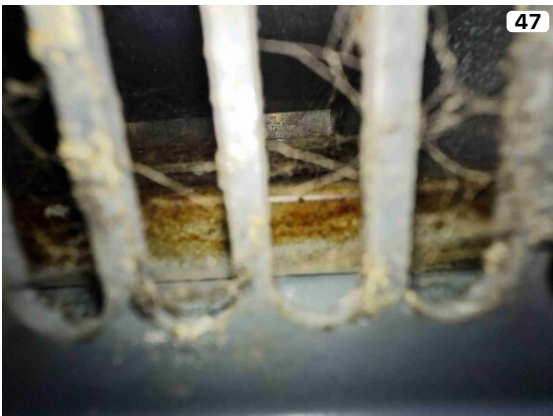
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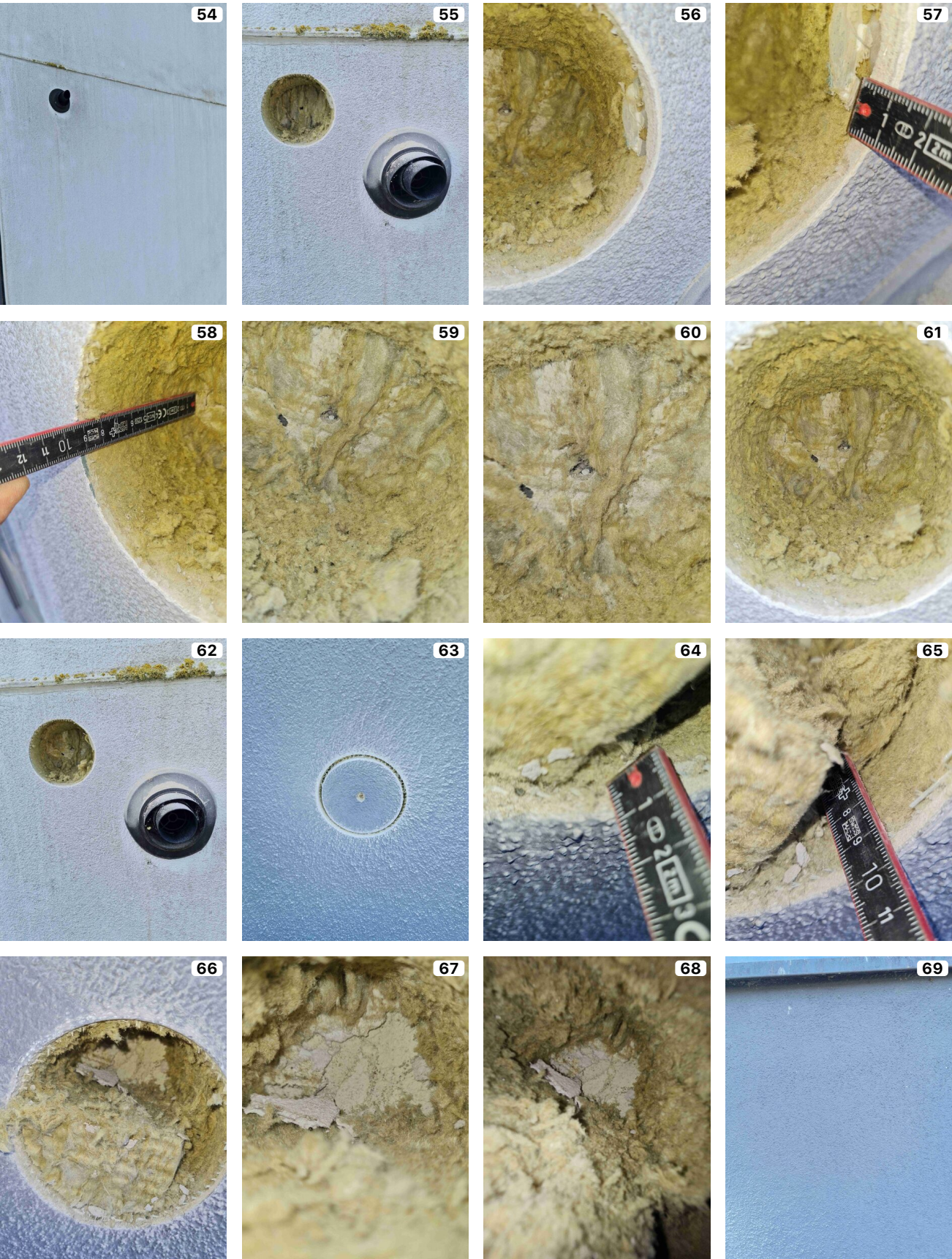
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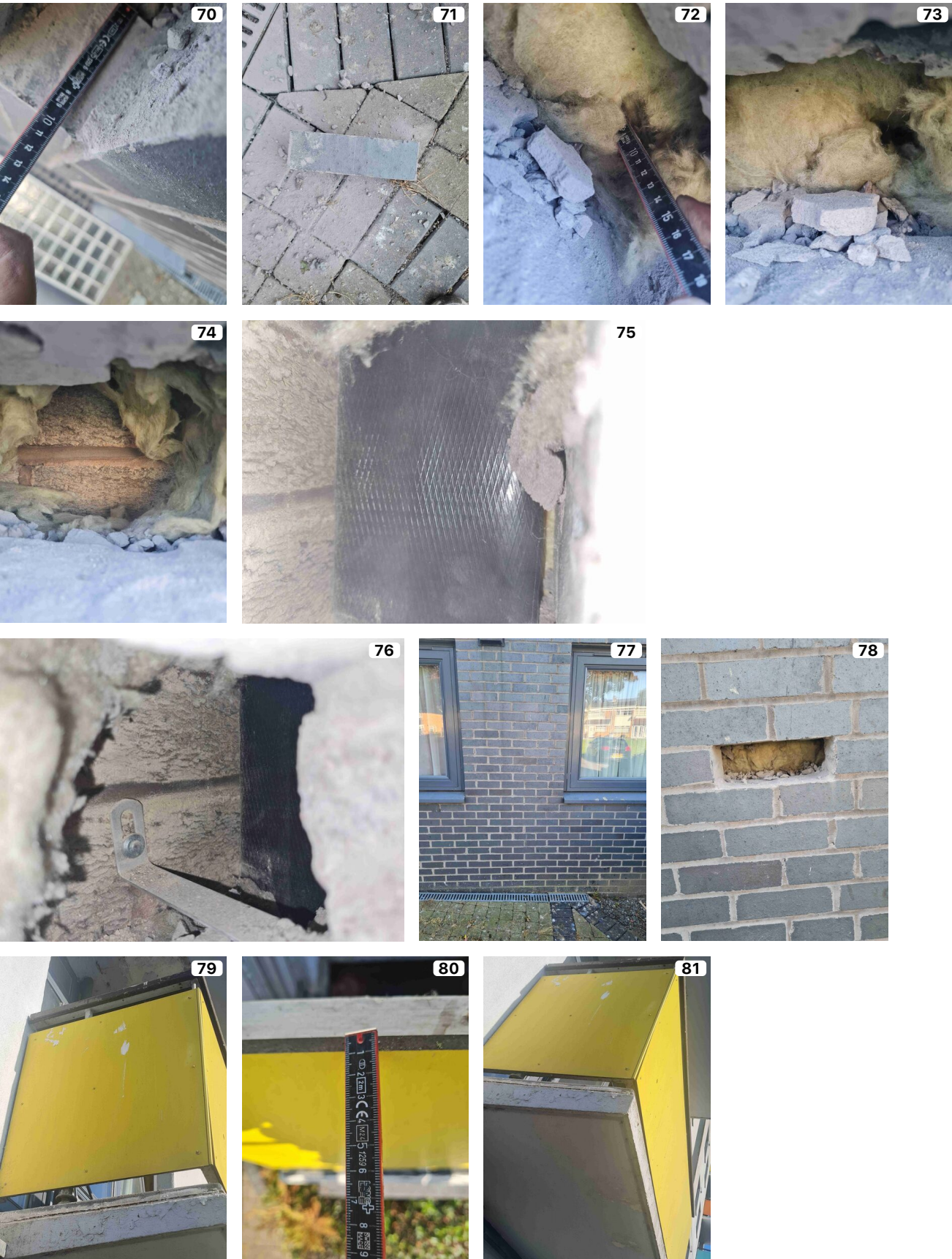
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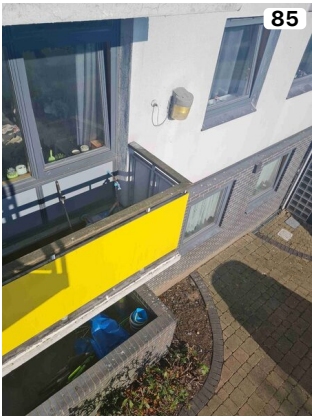
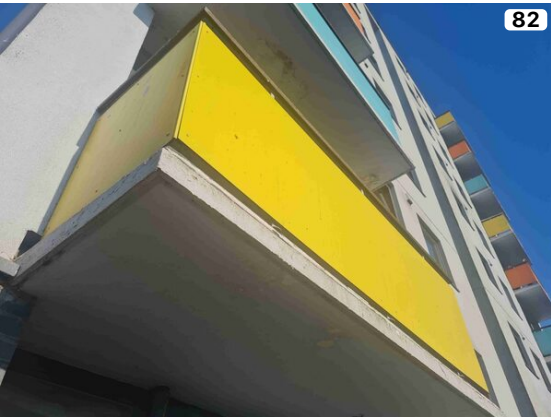
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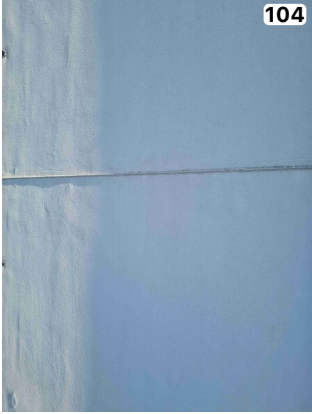
Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC
BUILDING COMPLIANCE