



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 2
Survey Date 04/11/2024
Suggested Review Date 04/11/2029

EXTERNAL WALL SURVEY

RUSSELL HOUSE

Russell House
Holyhead Road
Wednesbury
West Midlands
WS10 7BB

Table of Contents

Cover Page	1
Table of Contents	2
Summary	4
Abbreviation/ Term Definition	5
Terms of Reference	6
Asset Information	8
Aerial Perspective: Russell House	14
Elevations	15
Inspections	16
Inspection: ZBN28Z	18
Inspection: 3PRHCG	20
Inspection: F374NR	21
Inspection: 3PT6LU	23
Inspection: B2TIP3	25
Inspection: I45Q7C	27
Inspection: ZS4M38	29
Inspection: VBTUJ4	31
Inspection: JP83WH	33
Attachments & Balconies	34
Attachment: Inset Balcony (L2D68N)	35
Penetrations	36
Penetration: Flue (UEIZPY)	37
Penetration: Flue (TXJPY8)	38
External Windows	39
External Window: Top, Mid, Side Hung Casements (NQG1RS)	40
External Window: Top, Mid, Side Hung Casements (AT5XVR)	41
External Doors	42
External Door: Single Leaf Entrance Doors (64SERK)	43
External Door: Single Leaf Entrance Doors (923ZXK)	44
External Door: Single Leaf Door (CZ1IP6)	45
External Door: Single Leaf Entrance Doors (VZBVKZ)	46

Table of Contents Continued

General Observations	47
Plans & Elevations	48
Photos	51

Summary

External Wall Survey

Assessment and Certificate Reference

RB-YYX7WN

Assessed On, By

04/11/2024,

Alex Dodd EngTech MinstRE (Lead Facade Consultant)

Douglas Murray (Building Safety Consultant)

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

Produced For the Responsible Person

Sandwell Metropolitan Borough Council

Specification Conforms To

Our own internal quality system.

Assessment Scope

Assessment applies only to the building specified.

Recommended Review Date

04/11/2029

Assessed Property

Property Name

Russell House

Property Reference

RB-FYHWV9

Address

Russell House

Holyhead Road

Wednesbury

West Midlands

WS10 7BB

Assessing Organisation

Firntec Ltd

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

0345 646 1566 — www.firntec.com

Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

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

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

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

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

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

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

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

Assumptions

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

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

Outcomes

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

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

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

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

Asset Information

Client Name

Sandwell Metropolitan Borough Council

Client Address

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

Responsible Person

Sandwell Metropolitan Borough Council

Safety Assistance

Not Required

Contact Details

As provided by client

Fire Alarm System

System Type: The fire alarm system is installed throughout the building with a communal fire alarm that links to self-contained alarms in each flat. This is monitored via Community Alarms, with an alarm panel located in the lift lobby.

Issues: The system conflicts with the "Stay Put Unless" evacuation policy, as it can trigger alarms across the building when only a localized fire should require evacuation. The silencing of the sounders should be considered, as noted in the action plan.

Maintenance: The system is tested cyclically according to BS 5839 standards, with break glass points located on each floor and sounders throughout the premises. There are isolated, obsolete break glass points on the ground floor.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Provision: Emergency lighting is provided in communal areas, including corridors, staircases, and the lift motor room, in compliance with BS 5266 standards.

Maintenance: The installed equipment is checked and tested monthly by the in-house electrical team or approved contractors to ensure functionality and compliance with current standards.

Portable Fire Fighting Equipment

No Portable Fire Fighting Equipment installed

Smoke Control

Mechanical smoke control

Smoke Control

System Type: The building employs automatic smoke ventilation (AOV) in the communal stairwells and corridors,

which is tested, inspected, and maintained biannually by a competent contractor in line with BS 7346.

Manual Controls: There are master reset key switches located on both the top floor and ground floor lobby for the AOV system.

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

Sprinkler System: A wet pipe sprinkler system is installed in the scooter room (ground floor) for the protection of mobility scooter storage and charging areas. The system complies with BS 9251:14 and is connected to the fire alarm system.

Deluge System: The bin room is protected by a deluge system and is serviced every six months.

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

Dry Riser: The building is equipped with a dry riser that serves all floors, and each riser has exposed outlets secured with cable ties. These outlets are located on the communal lobby of each floor.

Maintenance: Regular checks are done by the caretaker team, and maintenance contracts ensure the dry riser is serviced twice annually.

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 Elmcroft is located externally to the right-hand side of the main entrance, inside the firefighter's white box

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

Location: The building has a Secure Premise Information Box (PIB) on the ground floor near the entrance. The box contains essential information for West Midlands Fire Service (WMFS), including floor plans, vertical plans, and details for residents who may require additional assistance during an emergency (e.g., Personal Emergency Evacuation Plans, or PEEPs).

Access: The PIB uses a standard WMFS suited key and is crucial for the efficient operation of fire services in the event of an emergency.

Signage

Appropriate signage installed throughout premises

Signage

Fire Door Signage: "Fire Door Keep Shut" signs are displayed on all relevant fire doors throughout the building.

Fire Action Notices: Fire action notices are prominently displayed throughout the building, informing residents and visitors of the fire evacuation procedures.

Wayfinding Signage: Clear directional signage is installed throughout the corridors, staircases, and lift areas to guide occupants to exits. This includes floor-level and flat number indications near the lifts and fire escape routes.

LPG Warning Signs: Yellow signs warning of the presence of LPG are displayed in the lift cars to alert residents to any flammable materials.

Fire Escape Route Signage: Directional signage for the fire escape routes is used to ensure occupants know the safest path to evacuation.

Property Type

Residential Purpose-built

Building Era / Age

Assumed 1950 - 1979

Guidance Applicable At Time Of Construction

1965 Building Regulations: These were the relevant regulations for buildings constructed in the 1960s. They were more comprehensive than earlier regulations and addressed fire safety in more detail. They required fire-resistant construction (such as fire-resisting doors, fireproof structural elements) in certain building types, particularly high-rise buildings.

Part B - Fire Safety of the 1965 Building Regulations started to set clear standards for fire safety. It outlined measures such as minimum fire resistance for floors and walls, and escape routes, as well as requirements for fire alarms and firefighting access.

Building Height

Approximately 33m to the highest occupied floor level. (calculated at 3m per floor as per PAS 9980-2022 section 3.1.22)

Approx Floor Area Per Floor

1,200 m² and 1,500 m² per floor,

Number of Storeys (Ground and above)

An 11-storey residential building

Number of Basement Levels

None

Number of Flats

81 flats in total.

Ground floor: 1 flat.

First to tenth floors: Each of these floors contains 8 flats, resulting in 80 flats across the upper floors.

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 aluminium windows, insulation and render facade over the existing facade.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

Ibstock Rockshield brick slips at ground floor (insulation behind: PIR/PUR, Class rating unknown).

Rockwool Insulated Render to gable walls (Fire Classification A2).

High-Pressure Laminate Panels (Front and rear façade, Fire Classification B-s2, d0).

The external walls, particularly the cladding, are of mixed materials with varying fire resistance classifications (e.g., A2-rated Rockwool and B-s2, d0-rated high-pressure laminate panels).

Potential issues were noted regarding the foam insulation behind the brick slips, which may have an unknown combustibility rating. There is ongoing discussion regarding rectification and ensuring an "A" rated insulation system.

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

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

Main Escape Routes:

The building is designed with clear escape routes to ensure safe evacuation in the event of a fire. There are 4 final exit doors from the building, providing multiple points of egress for residents and visitors. The communal corridors and staircases are designed to be wide enough (at least 1050mm) and are maintained clear of obstructions, ensuring easy access for evacuation.

Final Exits:

The final exit doors have door entry systems installed, which are designed to fail-safe (i.e., the doors unlock in the event of a power failure) to ensure residents are not locked in or out during an emergency.

Number Of Internal Escape Stairs

There is 1 protected staircase within the building, which serves as the main escape route in the event of a fire. The staircase is adequately wide, with a width of 1050mm, which meets basic fire safety requirements for high-rise buildings.

Number Of Final Exits

There are 4 final exit doors from the building, providing multiple points of egress for residents and visitors.

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

Evacuation Chairs Installed

No

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

The building follows a "Stay Put Unless" evacuation strategy, which means that in the event of a fire in an individual

flat, the resident should evacuate. However, if the fire is elsewhere in the building and does not directly affect them, residents should remain in their flats unless they are directly affected by smoke, fire, or emergency services advise evacuation.

The design of the building's compartmentation supports this evacuation strategy, limiting the spread of smoke and fire to other parts of the building.

Current Evacuation Strategy for the property considered appropriate?

Yes

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Russell House

Aerial Perspective (picture sourced from Google Earth)



Elevations

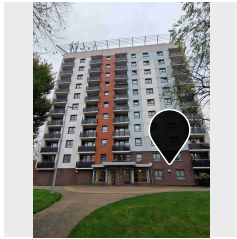
Photo	Name	No. of Storeys	Features
 1	West Elevation	11 Storeys	• Escape Route Exit • Brise Solail • Private Balconies Stacked
 2	South Elevation	11 Storeys	
 3	East Elevation	11 Storeys	• Escape Route Exit • Private Balconies Inset Stacked • Private Balconies Stacked
 4	North elevation	11 Storeys	

Inspections

Elevation Location

Inspection

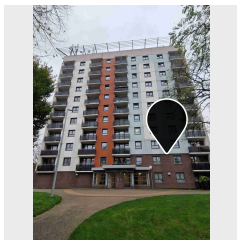
Elements



Inspection: ZBN28Z

West Elevation (Front Entrance)
Compartment Floor and Vertical
Compartment Junction

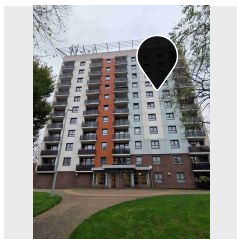
- Surface Finish (Brick Slip / Brick Tile)
- Insulation (Phenolic Foam Insulation)
- Inner Leaf (Brickwork)



Inspection: 3PRHCG

West Elevation (Front Entrance)
Compartment Floor and Vertical
Compartment Junction

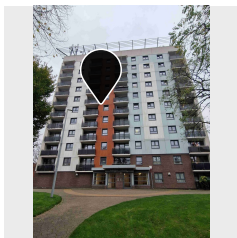
- Surface Finish (Brick Slip / Brick Tile)
- Insulation (Phenolic Foam Insulation)
- Inner Leaf (Brickwork)



Inspection: F374NR

West Elevation (Front Entrance)
Compartment Floor and Vertical
Compartment Junction

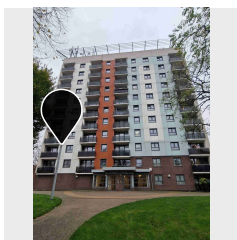
- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: 3PT6LU

West Elevation (Front Entrance)
Compartment Floor and Vertical
Compartment Junction

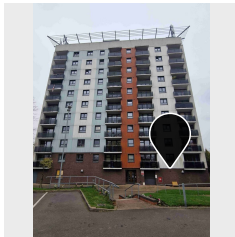
- Surface Finish (Suspected High Pressure Laminated (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)



Inspection: B2TIP3

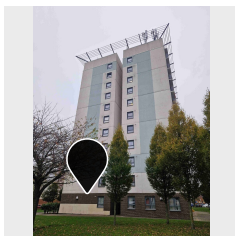
West Elevation (Front Entrance)
Compartment Floor and Vertical
Compartment Junction

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

Elevation Location**Inspection****Elements****Inspection: I45Q7C**

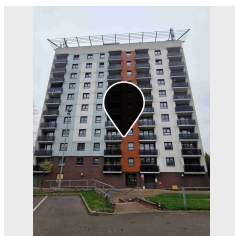
East Elevation
Compartment Floor

- Surface Finish (Render)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

**Inspection: ZS4M38**

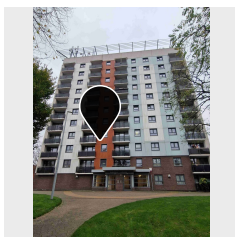
South Elevation
Compartment Floor

- Surface Finish (Brick Slip / Brick Tile)
- Insulation (Phenolic Foam Insulation)
- Inner Leaf (Brickwork)

**Inspection: VBTUJ4**

East Elevation
Compartment Floor and Vertical
Compartment Junction

- Surface Finish (Suspected High Pressure Laminate (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)

**Inspection: JP83WH**

West Elevation (Front Entrance)
Compartment Floor and Vertical
Compartment Junction

- Surface Finish (Suspected High Pressure Laminate (HPL) Panel)
- Cavity
- Insulation (Mineral Wool Insulation)

Inspection: ZBN28Z

Elevation • Location
West Elevation (Front Entrance) • Compartment Floor and Vertical
Compartment Junction



Name/Summary

Wall Type 1 - Brick slips over PIR/PUR insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Brick Slip / Brick Tile Material Brand: The ground floor features Ibstock Rockshield brick slips.		A1 - Non-Combustible
Insulation	80mm	Phenolic Foam Insulation		B - Combustible
The insulation fills the cavity				
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible
Original brickwork				

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 3PRHCG

Elevation • Location
West Elevation (Front Entrance) • Compartment Floor and Vertical
Compartment Junction



Name/Summary

Wall Type 1 - Brick slips over PIR/PUR insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Brick Slip / Brick Tile		A1 - Non-Combustible
Insulation	80mm	Phenolic Foam Insulation		B - Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: F374NR

Elevation • Location
West Elevation (Front Entrance) • Compartment Floor and Vertical
Compartment Junction



Name/Summary

Wall Type 2 - Render over Mineral Wool

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

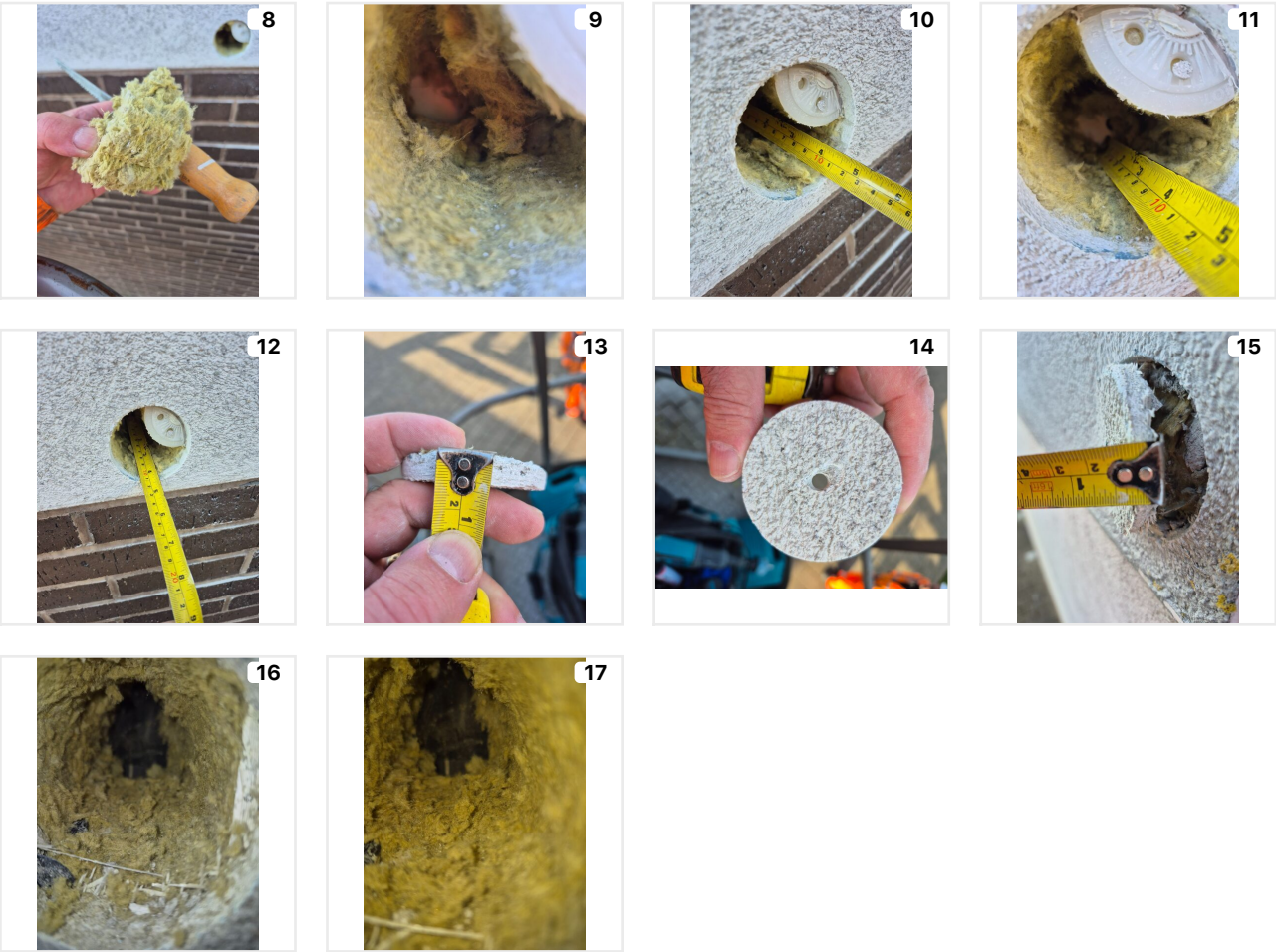
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 3PT6LU

Elevation • Location
West Elevation (Front Entrance) • Compartment Floor and Vertical
Compartment Junction



Name/Summary

Wall Type 3 - HPL onto aluminum carrier rails over mineral wool

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	8mm	Suspected High Pressure Laminate (HPL) Panel		B - Combustible
Cavity	60mm			
Insulation	80mm	Mineral Wool Insulation		A1 - Non-Combustible

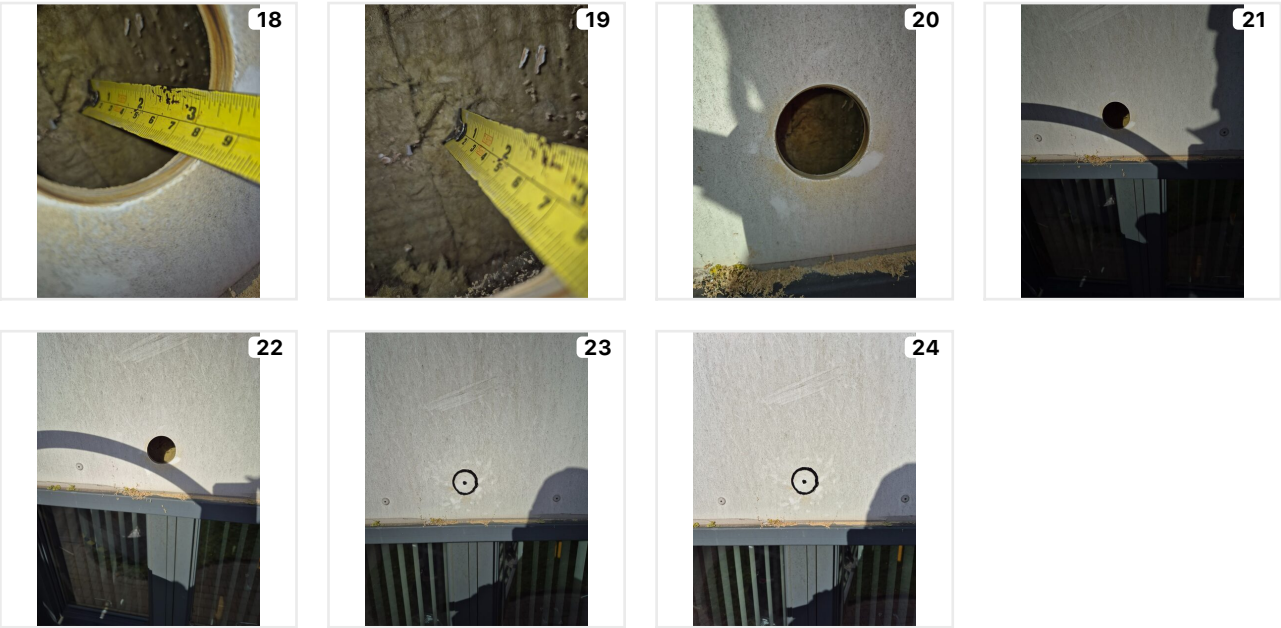
Cavity Barriers

Installed

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: B2TIP3

Elevation • Location
West Elevation (Front Entrance) • Compartment Floor and Vertical
Compartment Junction



Name/Summary

Wall Type 2 - Render over Mineral Wool

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	8mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

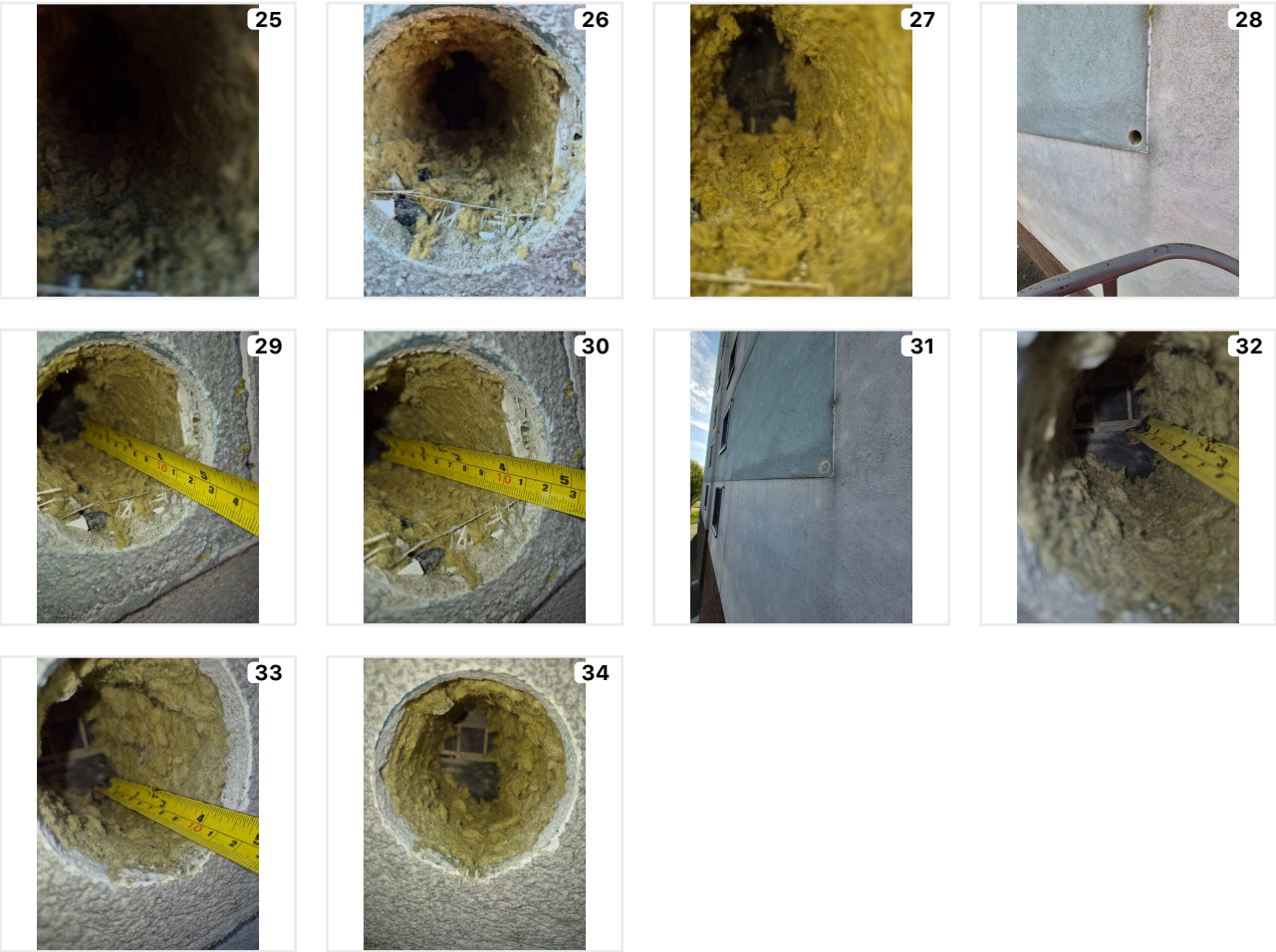
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: I45Q7C

Elevation • Location
East Elevation • Compartment Floor



Name/Summary

Wall Type 2 - Render over Mineral Wool

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	8mm	Render		A1 - Non-Combustible
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: ZS4M38

Elevation • Location
South Elevation • Compartment Floor



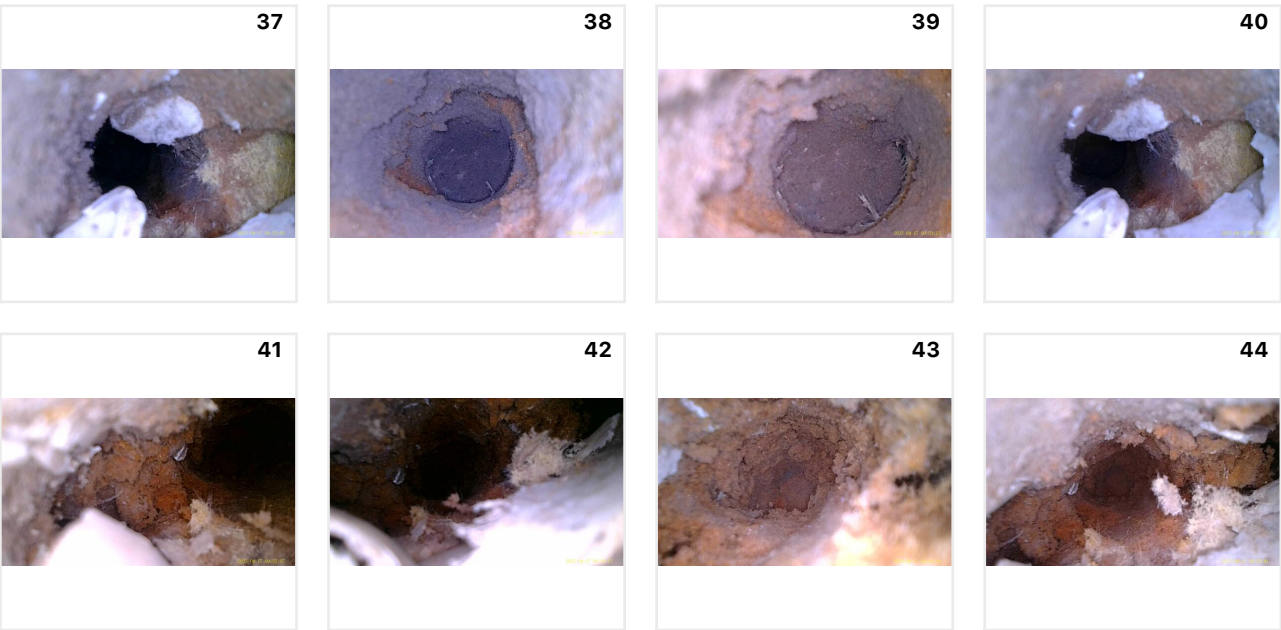
Name/Summary

Wall Type 1 - Brick Slips over PIR/PUR insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Brick Slip / Brick Tile		A1 - Non-Combustible
Insulation	80mm	Phenolic Foam Insulation		B - Combustible
Inner Leaf	100mm	Brickwork		A1 - Non-Combustible

Inspection Photos



45



46



47



48



49



50



51



52



53



54



55



56



Inspection: VBTUJ4

Elevation • Location
East Elevation • Compartment Floor and Vertical Compartment Junction



Name/Summary

Wall Type 3 - HPL onto aluminum carrier rails over mineral wool

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	8mm	Suspected High Pressure Laminate (HPL) Panel		B - Combustible
Cavity	60mm			
Insulation	80mm	Mineral Wool Insulation		A1 - Non-Combustible

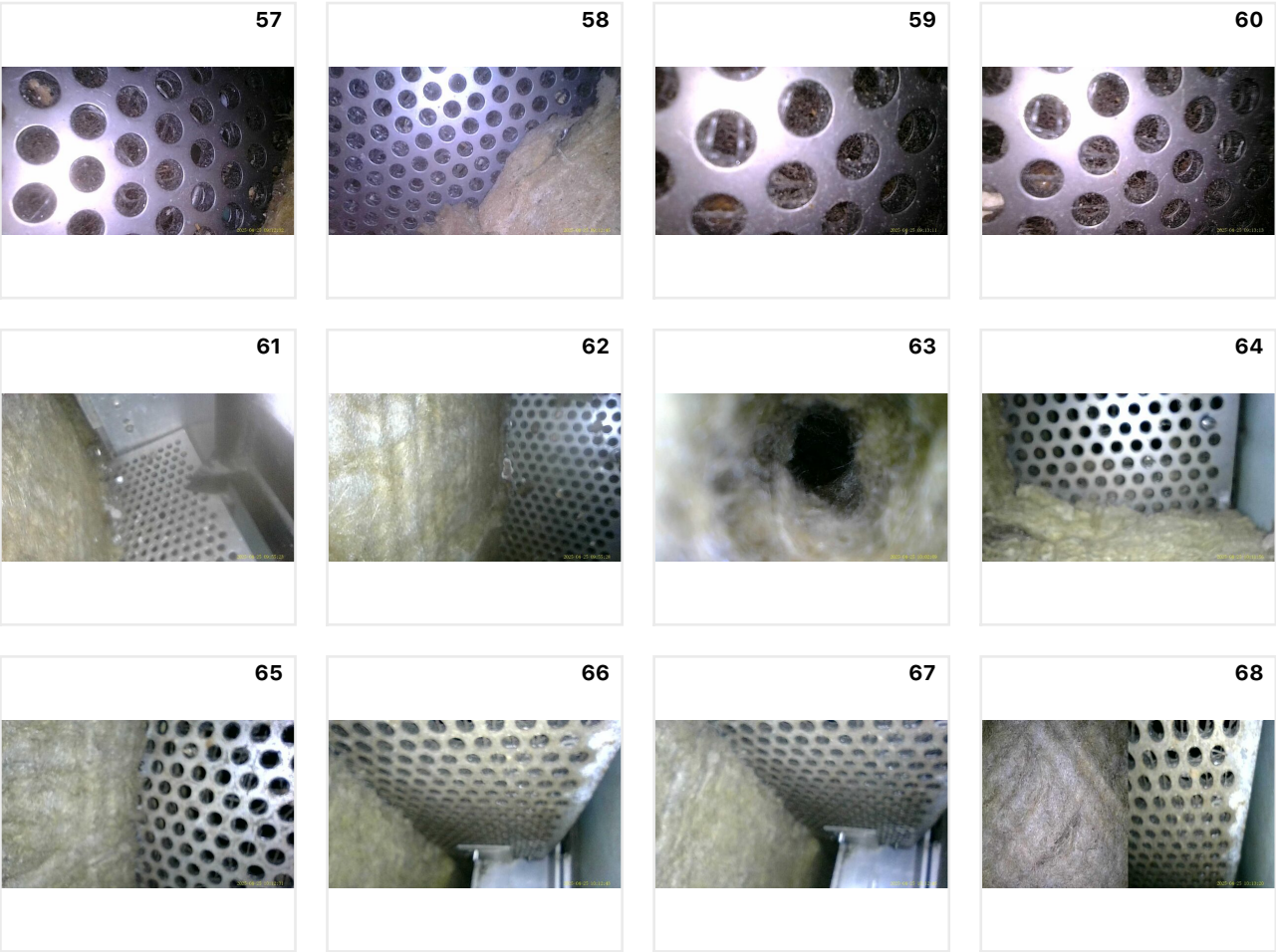
Cavity Barriers

Installed

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: JP83WH

Elevation • Location
West Elevation (Front Entrance) • Compartment Floor and Vertical
Compartment Junction



Name/Summary

Wall Type 3 - HPL onto aluminum carrier rails over mineral wool

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	8mm	Suspected High Pressure Laminate (HPL) Panel		B - Combustible
Cavity	60mm			
Insulation	80mm	Mineral Wool Insulation		A1 - Non-Combustible

Cavity Barriers

Installed

Floor Slab

Backing Wall Sits On The Floor Slab

Attachments & Balconies

Photo

Attachment



Inset Balcony (L2D68N)

Configuration: Stacked

Size: Private balcony spanning only a single compartment

Attachment: Inset Balcony

Attachment Reference
L2D68N

Details

Configuration

Stacked

Size

Private balcony spanning only a single compartment

Framework/Structure

Reinforced concrete framework extension of the floor slab

Decking & Supports

Concrete

Handrail

Stainless Steel

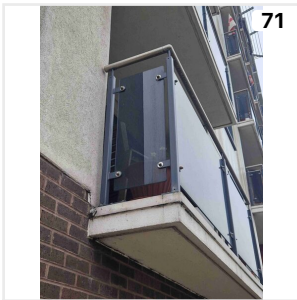
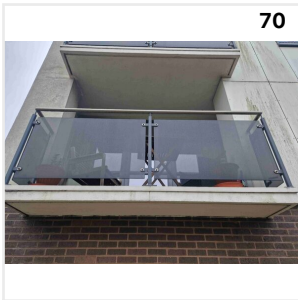
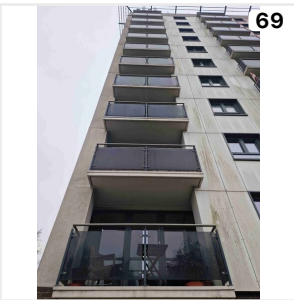
Balustrade

Safety Glass

Soffit

Concrete

Photos



Penetrations

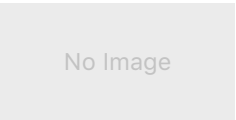
Photo

Penetration



Flue (UEIZPY)

Inspection Type: Visual



Flue (TXJPY8)

Inspection Type: Visual

Penetration: Flue

Penetration Reference
UEIZPY

Details

Photo

1 Image

Inspection Type

Visual

Duct Pipework Material

Aluminium

Means Of Fire Stopping

No firestopping identified

Additional Photos



Penetration: Flue

Penetration Reference
TXJPY8

Details

Photo

1 Image

Inspection Type

Visual

Duct Pipework Material

PVC

External Windows

Photo

External Window



Top, Mid, Side Hung Casements (NQG1RS)



Top, Mid, Side Hung Casements (AT5XVR)

External Window: Top, Mid, Side Hung Casements

External Window Reference
NQG1RS

Details

Surface Material

Aluminium

Frame Material

Timber

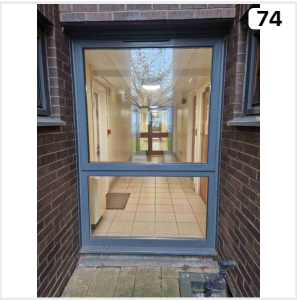
Infill / Panel Material

Toughened Glass

Details

Kite mark indicating glass is 12150 laminated

Photos



External Window: Top, Mid, Side Hung Casements

External Window Reference
AT5XVR

Details

Surface Material

Aluminium

Infill / Panel Material

Toughened Glass

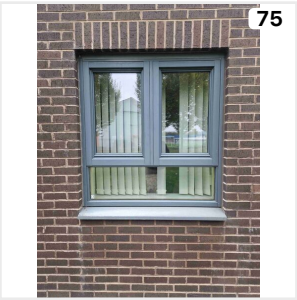
Frame Material

Timber

Details

Kite marking indicates EN 12600

Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (64SERK)



Single Leaf Entrance Doors (923ZXK)



Single Leaf Door (CZ1IP6)



Single Leaf Entrance Doors (VZBVKZ)

External Door: Single Leaf Entrance Doors

External Door Reference
64SERK

Details

Surface Material

Aluminium

Infill / Panel Material

Toughened Glass

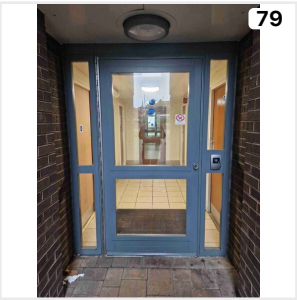
Frame Material

Aluminium

Details

No visible kite marking

Photos



External Door: Single Leaf Entrance Doors

External Door Reference
923ZXK

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Toughened Glass

Details

No visible kite marking

Photos



External Door: Single Leaf Door

External Door Reference
CZ1IP6

Details

Surface Material

Aluminium

Frame Material

Aluminium

Infill / Panel Material

Aluminium

Photos



External Door: Single Leaf Entrance Doors

External Door Reference
VZBVKZ

Details

Surface Material

Aluminium

Infill / Panel Material

Toughened Glass

Frame Material

Aluminium

Details

No visible kite marking

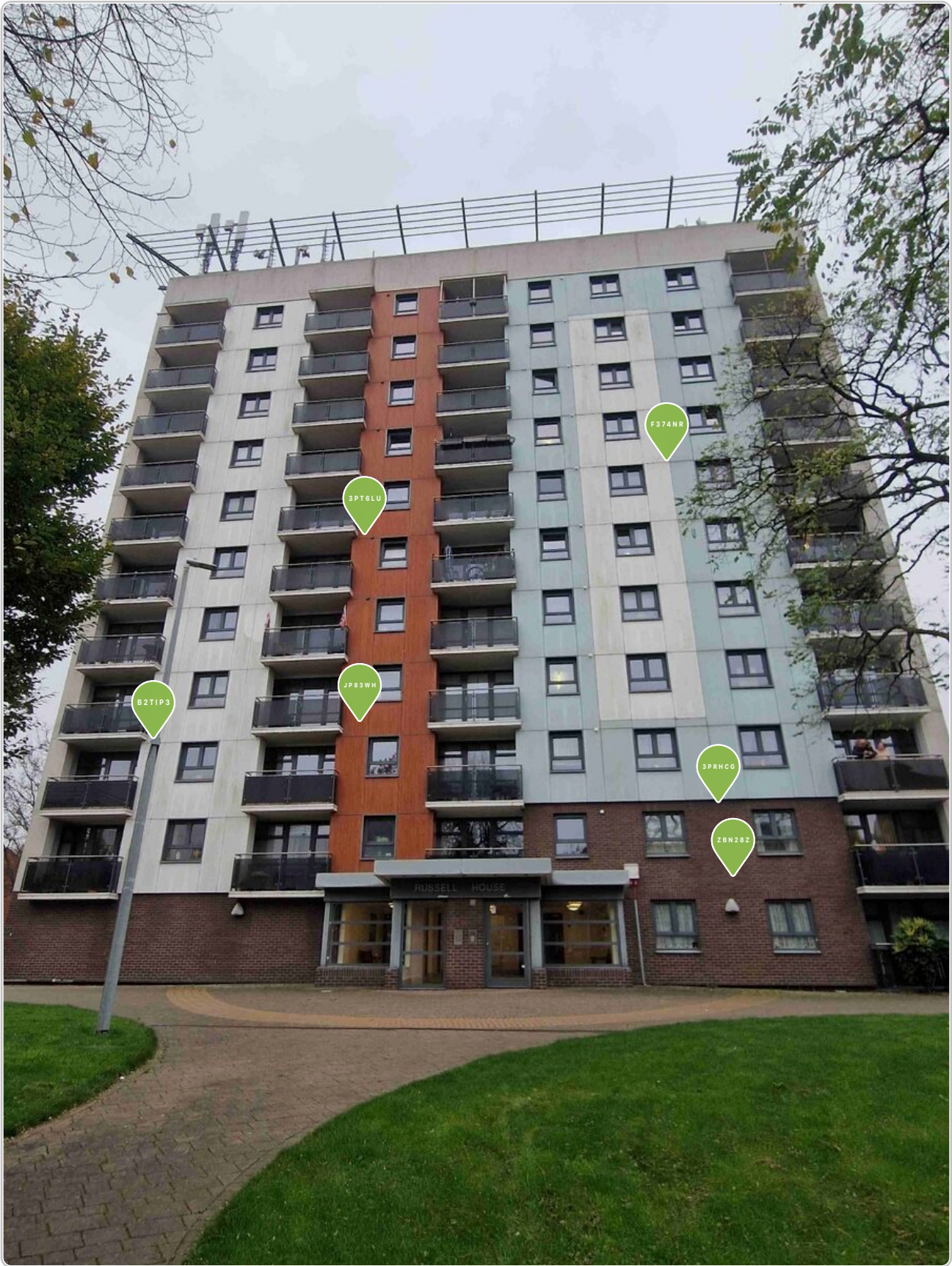
Photos



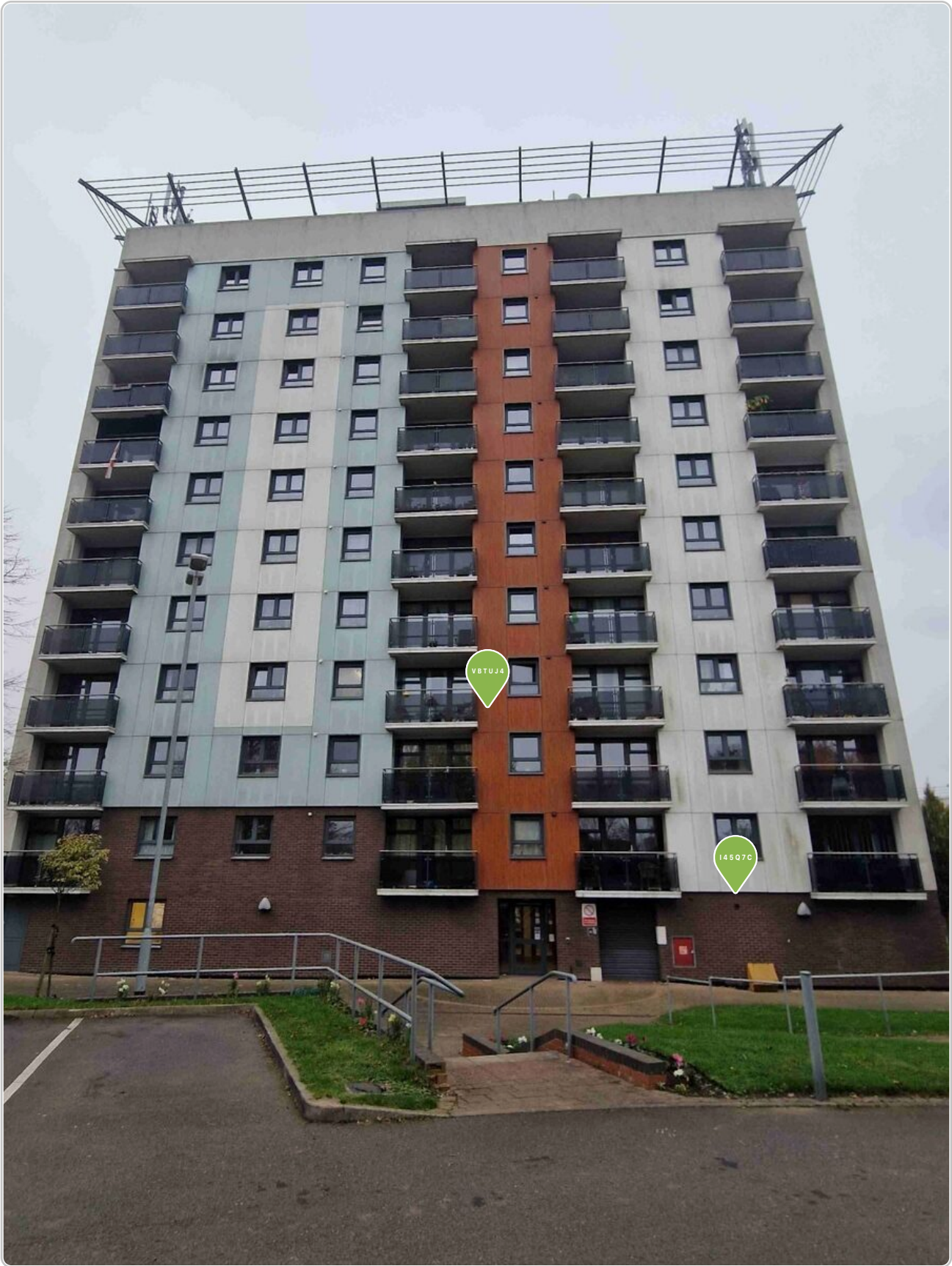
General Observations



Plan: West Elevation (Front Entrance)



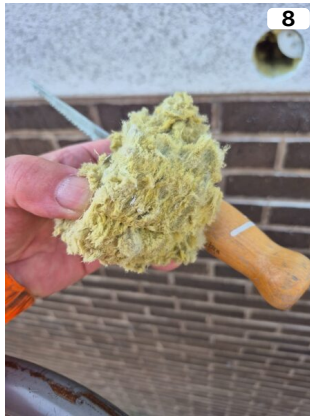
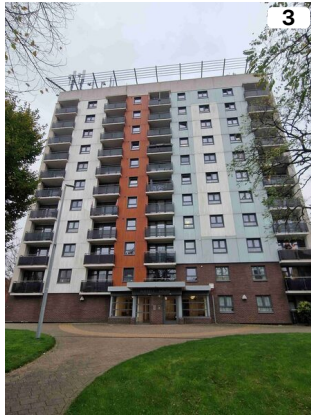
Plan: East Elevation



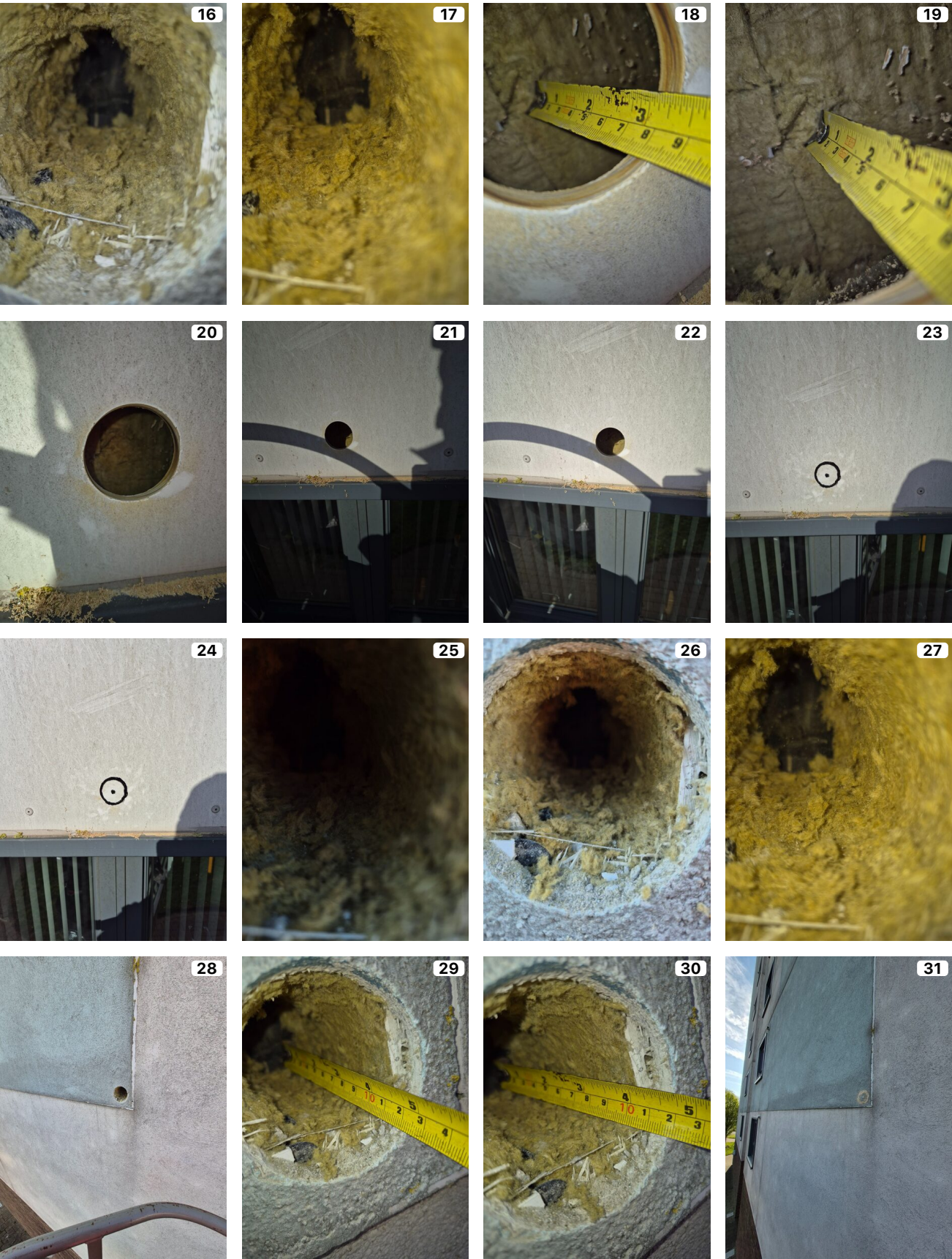
Plan: South Elevation



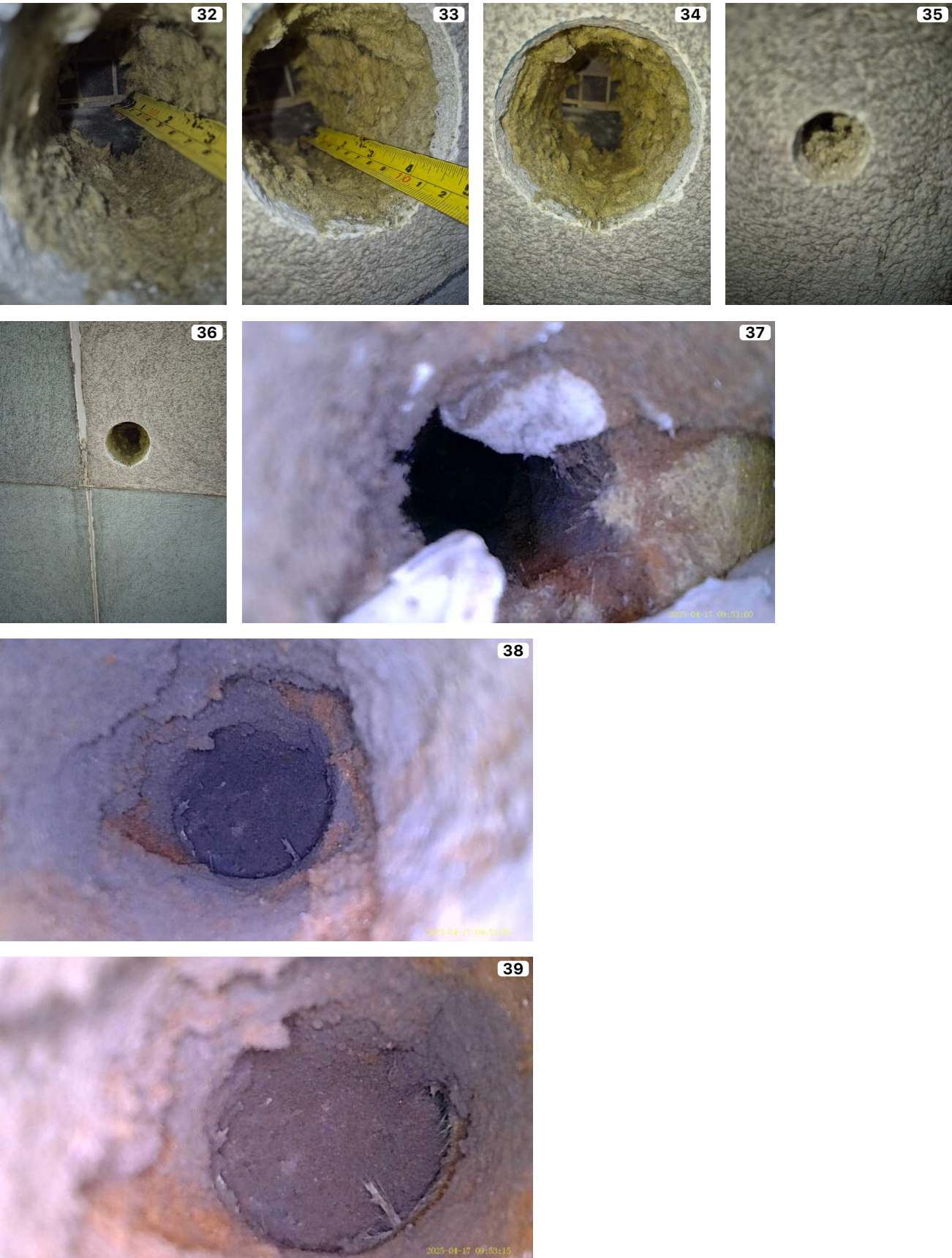
Photos



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...



48



49



50



51

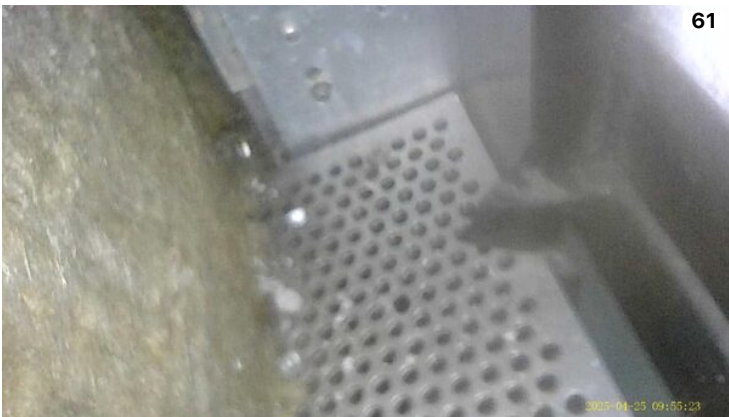
Photos Continued...



Photos Continued...



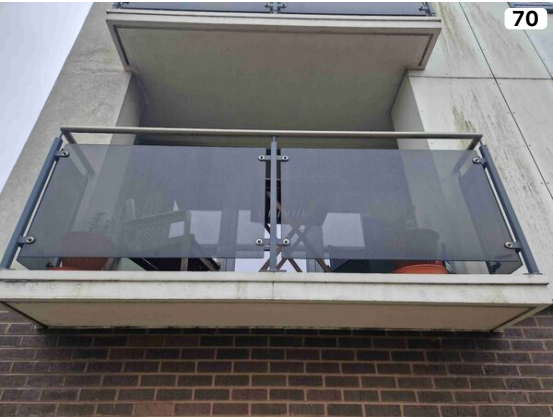
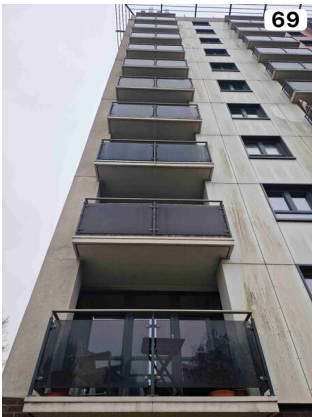
Photos Continued...



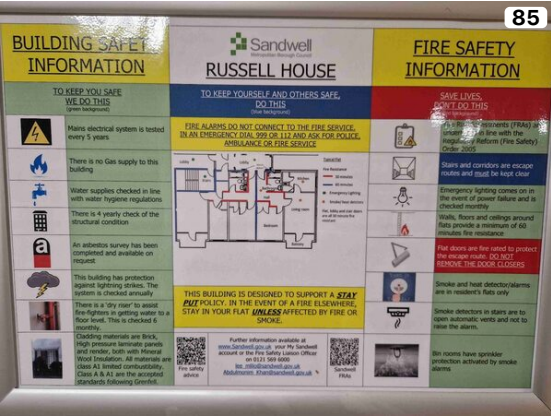
Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC
BUILDING COMPLIANCE