



**FIRNTEC**  
BUILDING COMPLIANCE

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

Document Version 3  
Survey Date 13/03/2025  
Suggested Review Date 13/03/2030

# EXTERNAL WALL SURVEY

## ST CLEMENTS

St Clements house  
Hallam Street  
West Brom  
B71 4HB



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# Summary

## External Wall Survey

**Assessment and Certificate Reference**

RB-GEH6RT

**Assessed On, By**

13/03/2025, John Dunn

**Recommended Review Date**

13/03/2030

**Produced For the Responsible Person**

Sandwell Metropolitan Council

**Specification Conforms To**

Our own internal quality system.

**Assessment Scope**

Assessment applies only to the building specified.

## Assessed Property

**Property Name**

St Clements

**Property Reference**

RB-CACR3V

**Address**

St Clements house

Hallam Street

West Brom

B71 4HB

**Assessing Organisation**

Firntec Ltd

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

0345 646 1566 — [www.firntec.com](http://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 Council

## Responsible Person

Sandwell Metropolitan Council

## Contact Details

Lisa Ellis

## Fire Alarm System

There is no BS5839 (Part 6 or Part 1) Fire detection/alarm system provided in the common areas of the building. The smoke detection provided is part of the smoke ventilation system and the status panel is on the left-hand wall in the entrance lobby

## 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

No Portable Fire Fighting Equipment installed

## Portable Fire Fighting Equipment

No Portable Fire Fighting Equipment installed within the communal area/s. (General needs block of flats, fire extinguishers are not required as there are no staff trained on site).

## 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

A suppression system is installed within high risk areas such as the refuse/bin store

## Fire Fighting Facilities

Dry Riser

## Fire Fighting Facilities

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

## Access for fire-fighting vehicles

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

## Fire Hydrant Location/ Water Supply

Fire hydrant located 2m in front of the main access of the building

## 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

## Building Era / Age

Known Build Date

## Known Build Date

1965

## Guidance Applicable At Time Of Construction

Building Regulations 1965 - Part E – Resistance to the Spread of Fire.

## 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

32

## 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

## Exterior Cladding

FRAEW Completed on Exterior Cladding

## Exterior Cladding (Details)

Insulated render system, Aluminium panels

## Electronic Entrance System

Yes

## Carpark

External/Outdoor Carpark

## Employees

None

## Residents

Yes

## Approx number of Residents

64

## Residents (Extended)

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

## Visitors

Day

## Visitors (Extended)

Residential block - low number of visitors expected at any one time

## People With Reduced Mobility

None

## People with Reduced Mobility (Extended)

General Needs - No information however, General Needs premises so occupants are typical of the general population

## Lone Workers

None

## Young Persons Employed in the Premises

None

## Escapes & Exits

There are sufficient fire exits from the premises of suitable width and within acceptable travel distances. These will allow all persons in the premises to evacuate safely in the event of fire. Emergency exits open outwards in escape direction.

### Number Of Internal Escape Stairs

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

No

### Stairwells Protected / Lobbied

Yes

### Flat Doors Open Onto Stairs

No

## Current Evacuation Strategy

Stay Put

## Current Stay Put Strategy Description

The current evacuation strategy is Stay Put as denoted by the fire action notices displayed in the common area.

## Current Evacuation Strategy for the property considered appropriate?

Yes

## Description

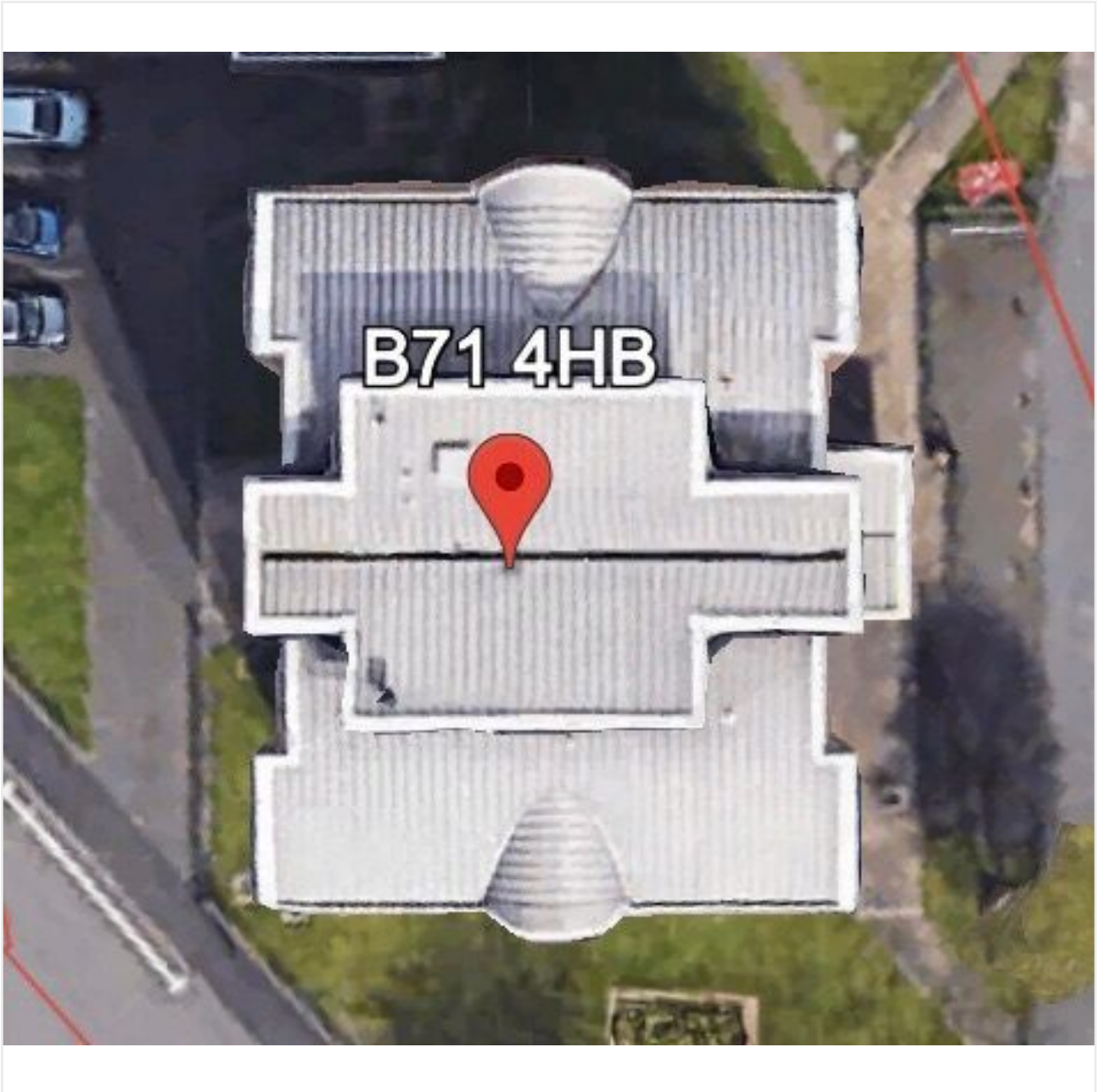
The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

## What is the recommended evacuation strategy for the property?

Stay Put

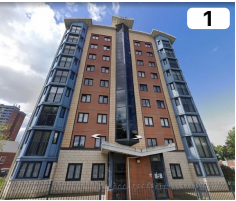
# Aerial Perspective: Aerial Image

Image sourced from Google Earth



# Elevations

| Photo | Name | No. of Storeys |
|-------|------|----------------|
|-------|------|----------------|



NORTH

9 Storeys



EAST

9 Storeys



WEST

9 Storeys



SOUTH

9 Storeys

# Inspections

## Elevation Location

## Inspection

## Elements



### Inspection: 5K3PD9

Wall Inspection  
Compartment Wall Junction

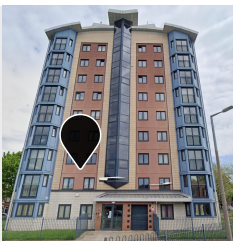
- Surface Finish (Masonry blockwork)
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Blockwork)



### Inspection: CJBIGZ

Wall Inspection  
Aperture Opening

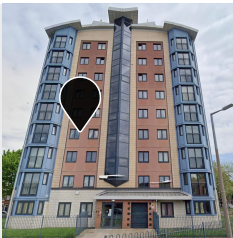
- Surface Finish (Aluminium Panel)
- Cavity Support Frame (Aluminium L/T Rail)
- Insulation (Mineral Wool Insulation enclosed in foil)
- Cavity
- Inner Leaf (Reinforced concrete)



### Inspection: BXLNTB

Wall Inspection  
Compartment Floor and Wall Junction Interface

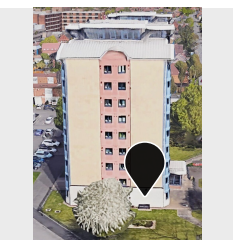
- Surface Finish (Sto render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Blockwork)



### Inspection: PY76U1

Wall Inspection  
Aperture Opening

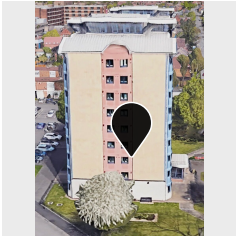
- Surface Finish (Sto)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Other (Mesh)
- Inner Leaf Support (Backing Wall) (Concrete wall)



### Inspection: DA1PZT

Wall Inspection  
Compartment Floor Junction

- Surface Finish (Masonry blockwork)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

| Elevation Location                                                                | Inspection                                                                 | Elements                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Inspection: E4TCHR</b><br>Wall Inspection<br>Compartment Floor Junction | <ul style="list-style-type: none"> <li>• Surface Finish (Masonry blockwork)</li> <li>• Insulation (Mineral Wool Insulation)</li> <li>• Cavity</li> <li>• Inner Leaf (Brickwork)</li> </ul> |
|  | <b>Inspection: DW8L9W</b><br>Wall Inspection<br>curtain wall               | <ul style="list-style-type: none"> <li>• Surface Finish (Glazed Aluminium Windows)</li> <li>• Other (Aluminium framework)</li> </ul>                                                       |



# Inspection: 5K3PD9

Elevation • Location  
Wall Inspection • Compartment Wall Junction



## Name/Summary

Masonry blockwork

## Build-Up

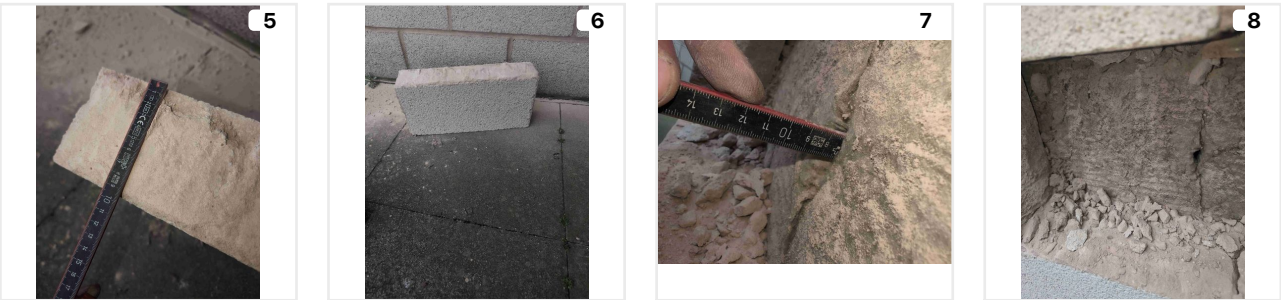
| 3 Elements     | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|----------------|-----------------|-------------------------|------------|----------------------|
| Surface Finish | 100mm           | Masonry blockwork       | 5, 6       | A1 - Non-Combustible |
| Insulation     | 80mm            | Mineral Wool Insulation | 7, 8       | A1 - Non-Combustible |
| Inner Leaf     | 100mm           | Blockwork               | 9, 10      | A1 - Non-Combustible |

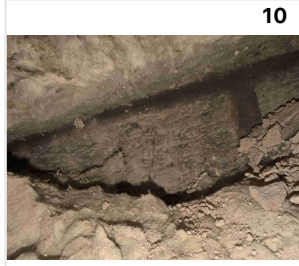
## Cavity Barriers

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

fully fills cavity

## Build-up Photos







# Inspection: CJBIGZ

Elevation • Location  
Wall Inspection • Aperture Opening



## Name/Summary

Rainscreen cladding

## Build-Up

| 5 Elements           | Thickness/Depth | Material                                 | Photo Ref.     | Rating (BS EN13501)         |
|----------------------|-----------------|------------------------------------------|----------------|-----------------------------|
| Surface Finish       | 3mm             | Aluminium Panel                          | 11, 12, 13, 14 | A2 - Limited Combustibility |
| Cavity Support Frame |                 | Aluminium L/T Rail                       |                | A2 - Limited Combustibility |
| Insulation           |                 | Mineral Wool Insulation enclosed in foil | 14             | A1 - Non-Combustible        |
| Cavity               | 10mm            |                                          | 15, 16         |                             |
| Inner Leaf           |                 | Reinforced concrete                      | 17, 18         | A1 - Non-Combustible        |

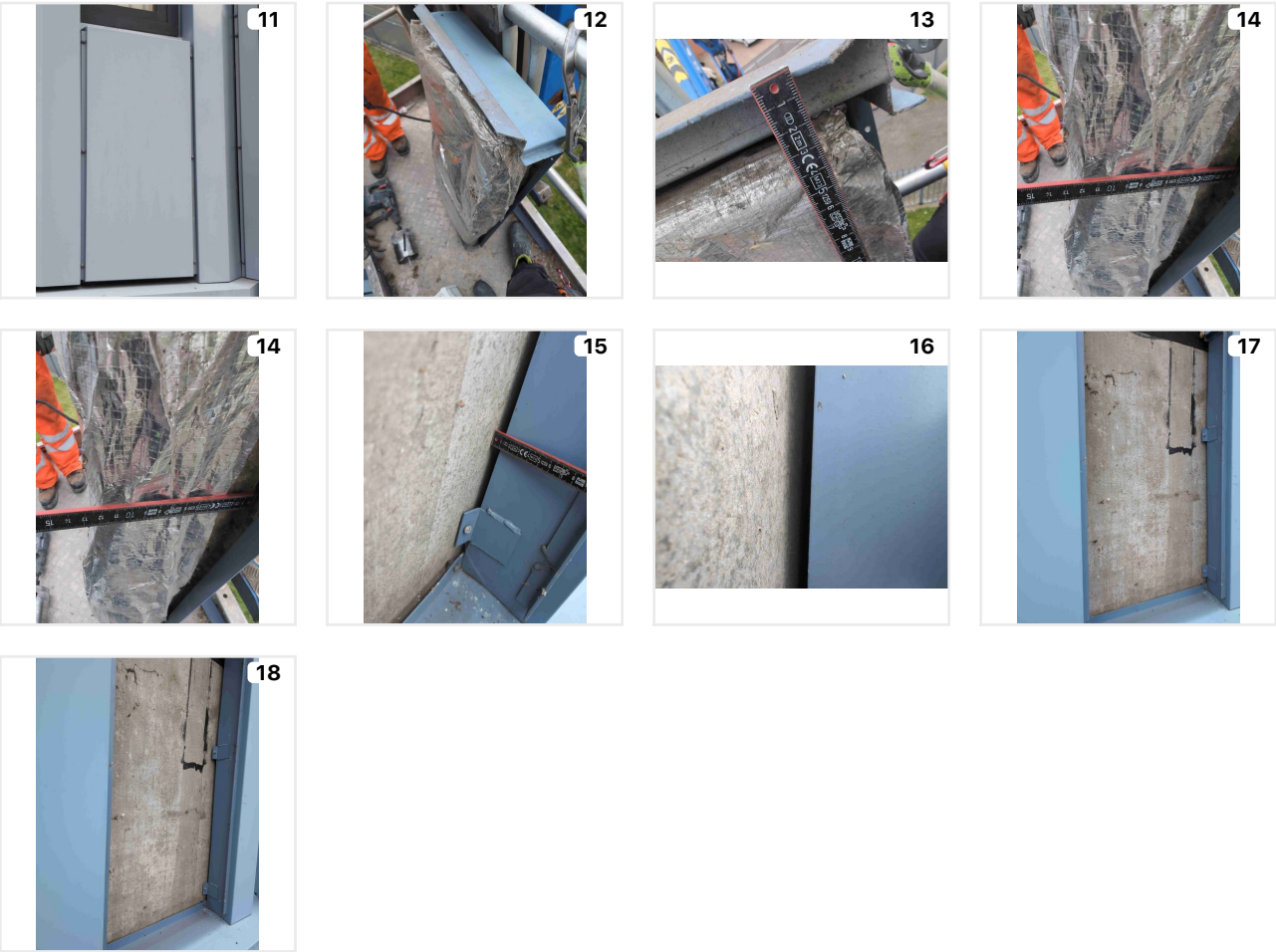
## Cavity Barriers

| 1 Cavity Barrier | Material                             | Photo Ref. |
|------------------|--------------------------------------|------------|
| Window Aperture  | Stonewool core, aluminium foil faces | 13, 14     |

## Floor Slab

Reinforced concrete

# Build-up Photos



# Cavity Barrier Photos



# Inspection: BXLNTB

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



## Name/Summary

Render section

## Build-Up

| 4 Elements       | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|------------------|-----------------|-------------------------|------------|----------------------|
| Surface Finish   | 5mm             | Sto render              | 19, 20     | A1 - Non-Combustible |
| Outer leaf       | 5mm             |                         | 20         | A1 - Non-Combustible |
| Cement dash coat |                 |                         |            |                      |
| Insulation       | 95mm            | Mineral Wool Insulation | 21, 22     | A1 - Non-Combustible |
| Inner Leaf       | 100mm           | Blockwork               | 23, 24     | A1 - Non-Combustible |

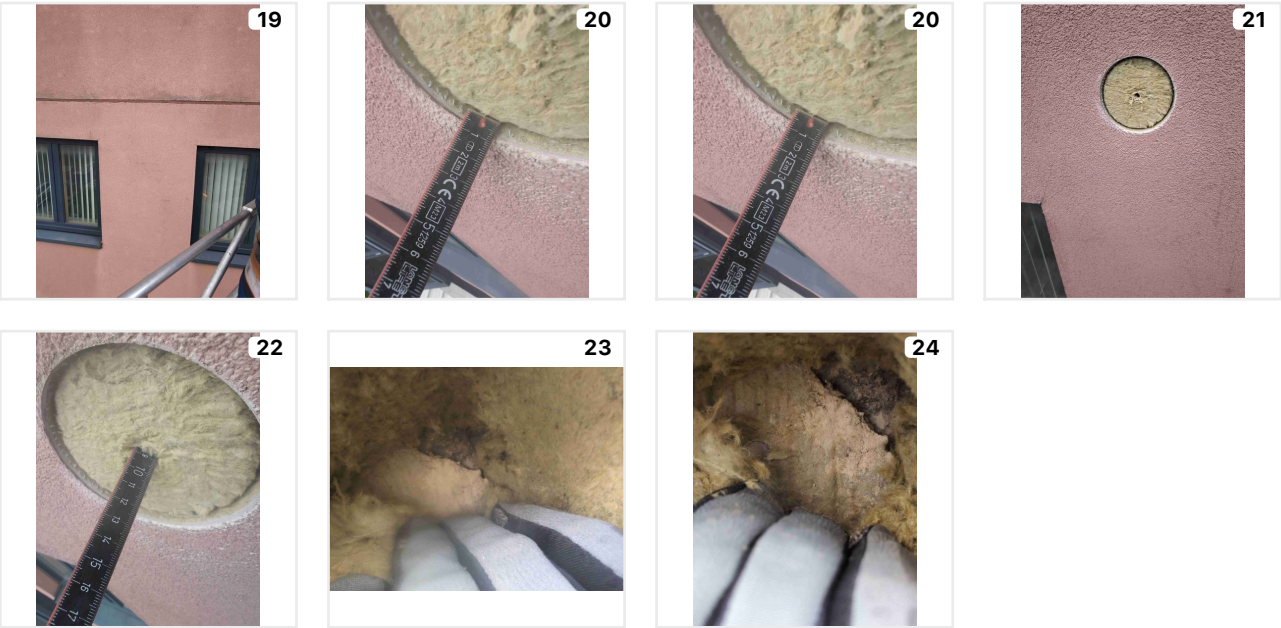
## Cavity Barriers

| 1 Cavity Barrier          | Material                 | Photo Ref. |
|---------------------------|--------------------------|------------|
| Horizontal Cavity Barrier | Solid State Mineral Wool |            |
| fully fills cavity        |                          |            |

## Floor Slab

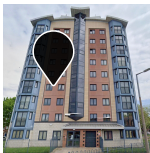
Reinforced concrete

# Build-up Photos



# Inspection: PY76U1

Elevation • Location  
Wall Inspection • Aperture Opening



## Name/Summary

Render section

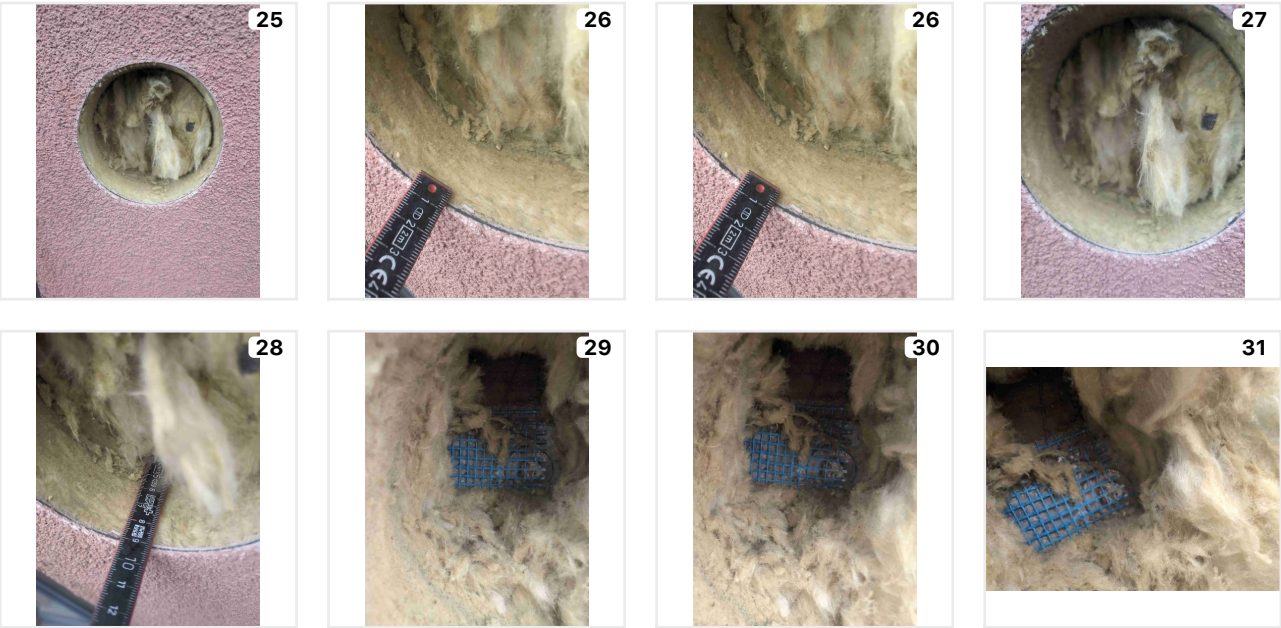
## Build-Up

| 5 Elements                              | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)    |
|-----------------------------------------|-----------------|-------------------------|------------|------------------------|
| Surface Finish                          | 5mm             | Sto                     | 25, 26     | A1 - Non-Combustible   |
| Outer leaf                              | 5mm             |                         | 26         | A1 - Non-Combustible   |
| Cement dash coat                        |                 |                         |            |                        |
| Insulation                              | 90mm            | Mineral Wool Insulation | 27, 28     | A1 - Non-Combustible   |
| Other                                   | 2mm             | Mesh                    | 29         | E - Highly Combustible |
| Inner Leaf<br>Support (Backing<br>Wall) |                 | Concrete wall           | 30, 31     | A1 - Non-Combustible   |

## Cavity Barriers

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

# Build-up Photos



# Inspection: DA1PZT

Elevation • Location  
Wall Inspection • Compartment Floor Junction



## Name/Summary

Masonry blockwork

## Build-Up

| 4 Elements     | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|----------------|-----------------|-------------------------|------------|----------------------|
| Surface Finish | 100mm           | Masonry blockwork       | 32, 33     | A1 - Non-Combustible |
| Cavity         | 15mm            |                         | 34, 35     |                      |
| Insulation     | 90mm            | Mineral Wool Insulation | 36, 37     | A1 - Non-Combustible |
| Inner Leaf     | 102mm           | Brickwork               | 38         | A1 - Non-Combustible |

## Cavity Barriers

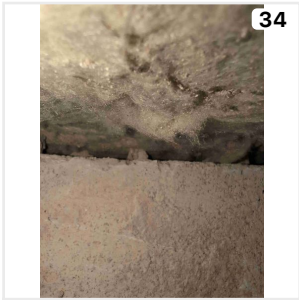
| 1 Cavity Barrier          | Material                 | Photo Ref. |
|---------------------------|--------------------------|------------|
| Horizontal Cavity Barrier | Solid State Mineral Wool |            |

## Floor Slab

Reinforced concrete



# Build-up Photos





# Inspection: E4TCHR

Elevation • Location  
Wall Inspection • Compartment Floor Junction



## Name/Summary

Masonry blockwork

## Build-Up

| 4 Elements     | Thickness/Depth | Material                | Photo Ref. | Rating (BS EN13501)  |
|----------------|-----------------|-------------------------|------------|----------------------|
| Surface Finish | 100mm           | Masonry blockwork       | 39, 40     | A1 - Non-Combustible |
| Insulation     | 90mm            | Mineral Wool Insulation | 41, 42     | A1 - Non-Combustible |
| Cavity         | 20mm            |                         | 43         |                      |
| Inner Leaf     | 102mm           | Brickwork               | 44, 45     | A1 - Non-Combustible |

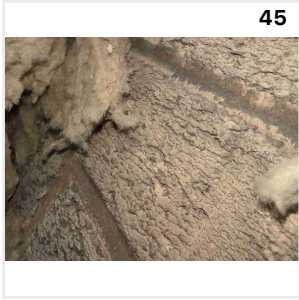
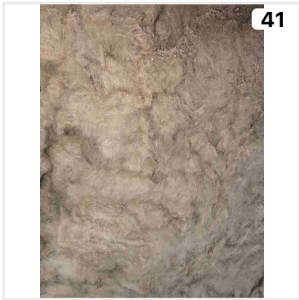
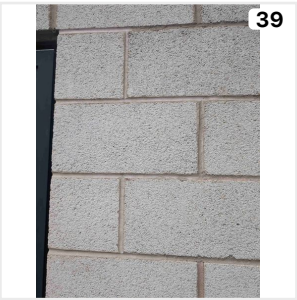
## Cavity Barriers

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

## Floor Slab

Backing Wall Sits On The Floor Slab

# Build-up Photos



# Inspection: DW8L9W

Elevation • Location  
Wall Inspection • curtain wall



## Name/Summary

Glazing curtain wall

## Description

Visual inspection only

## Build-Up

| 2 Elements     | Material                 | Photo Ref. | Rating (BS EN13501)         |
|----------------|--------------------------|------------|-----------------------------|
| Surface Finish | Glazed Aluminium Windows |            | A2 - Limited Combustibility |
| Other          | Aluminium framework      |            | A2 - Limited Combustibility |

## Inspection Photos



# Attachments & Balconies

Photo

Attachment



**Juliet Balcony (KYZQTS)**  
Configuration: Single Unit

# Attachment: Juliet Balcony

Attachment Reference  
KYZQTS

## Details

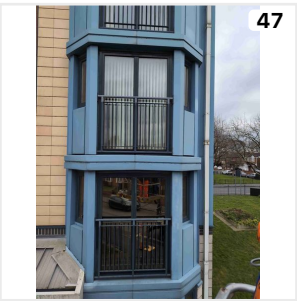
### Configuration

Single Unit

### Framework/Structure

Steel framed

## Photos



# External Windows

Photo

External Window



Top, Mid, Side Hung Casements (S6PHV3)

# External Window: Top, Mid, Side Hung Casements

External Window Reference  
S6PHV3

## Details

### Surface Material

Aluminium

### Frame Material

Timber

### Infill / Panel Material

Toughened Glass

## Photos



# External Doors

Photo

External Door



Single Leaf Entrance Doors (D2LSD9)



French Doors (URPBTH)



# External Door: Single Leaf Entrance Doors

External Door Reference  
D2LSD9

## Details

### Surface Material

Metal

### Frame Material

metal

### Infill / Panel Material

Toughened Glass

## Photos



# External Door: French Doors

External Door Reference  
URPBTH

## Details

### Surface Material

uPVC

### Infill / Panel Material

Toughened Glass

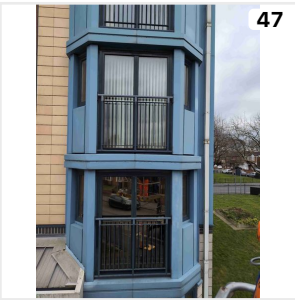
### Frame Material

uPVC

### Details

Juliet balcony doors

## Photos



# Plan: Wall Inspection



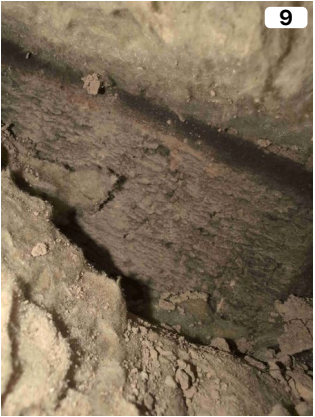
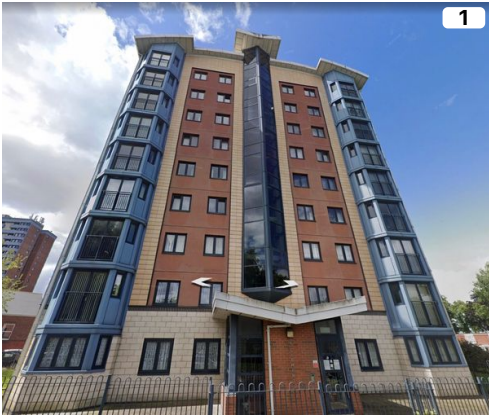


# Plan: Wall Inspection



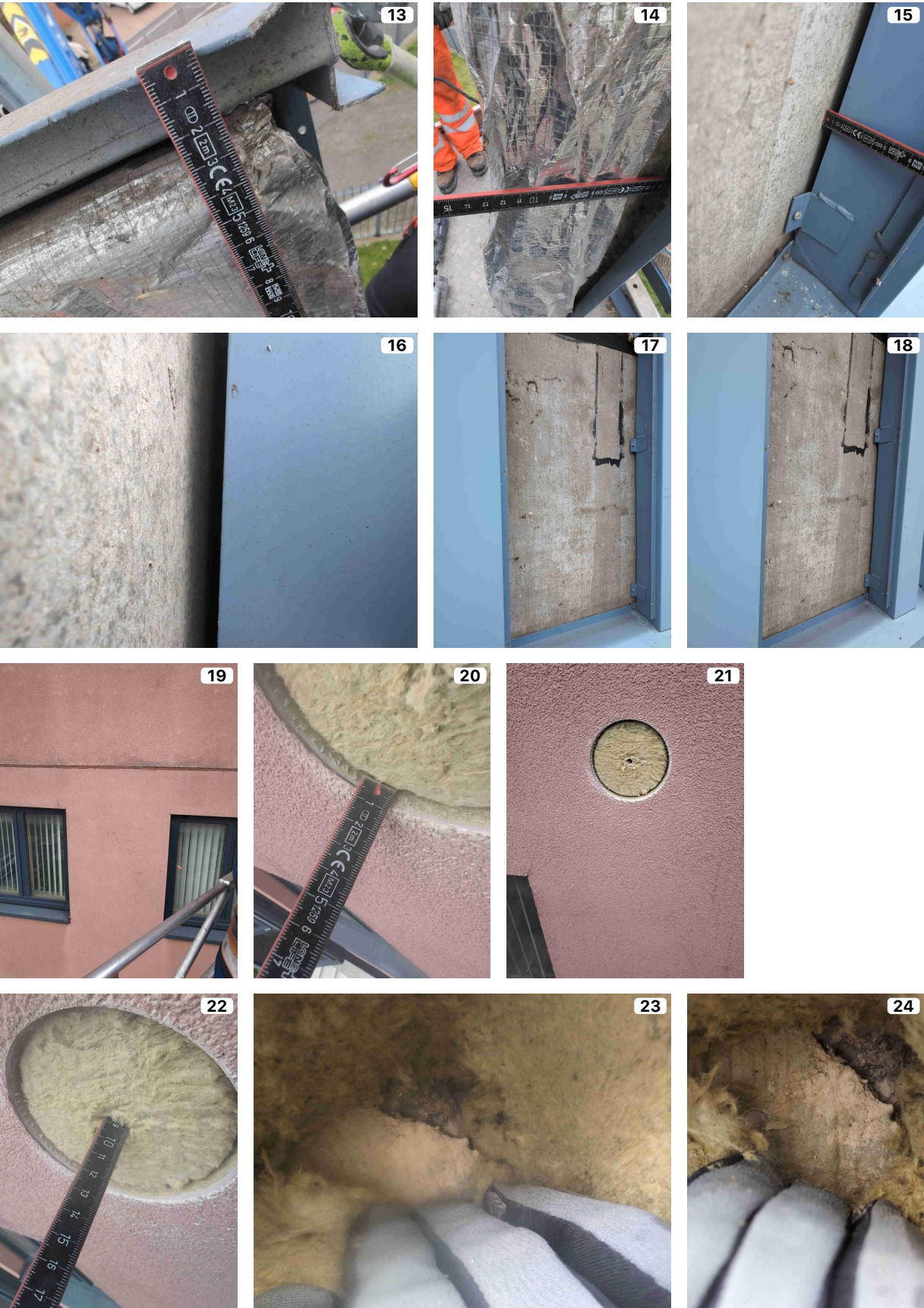


# Photos



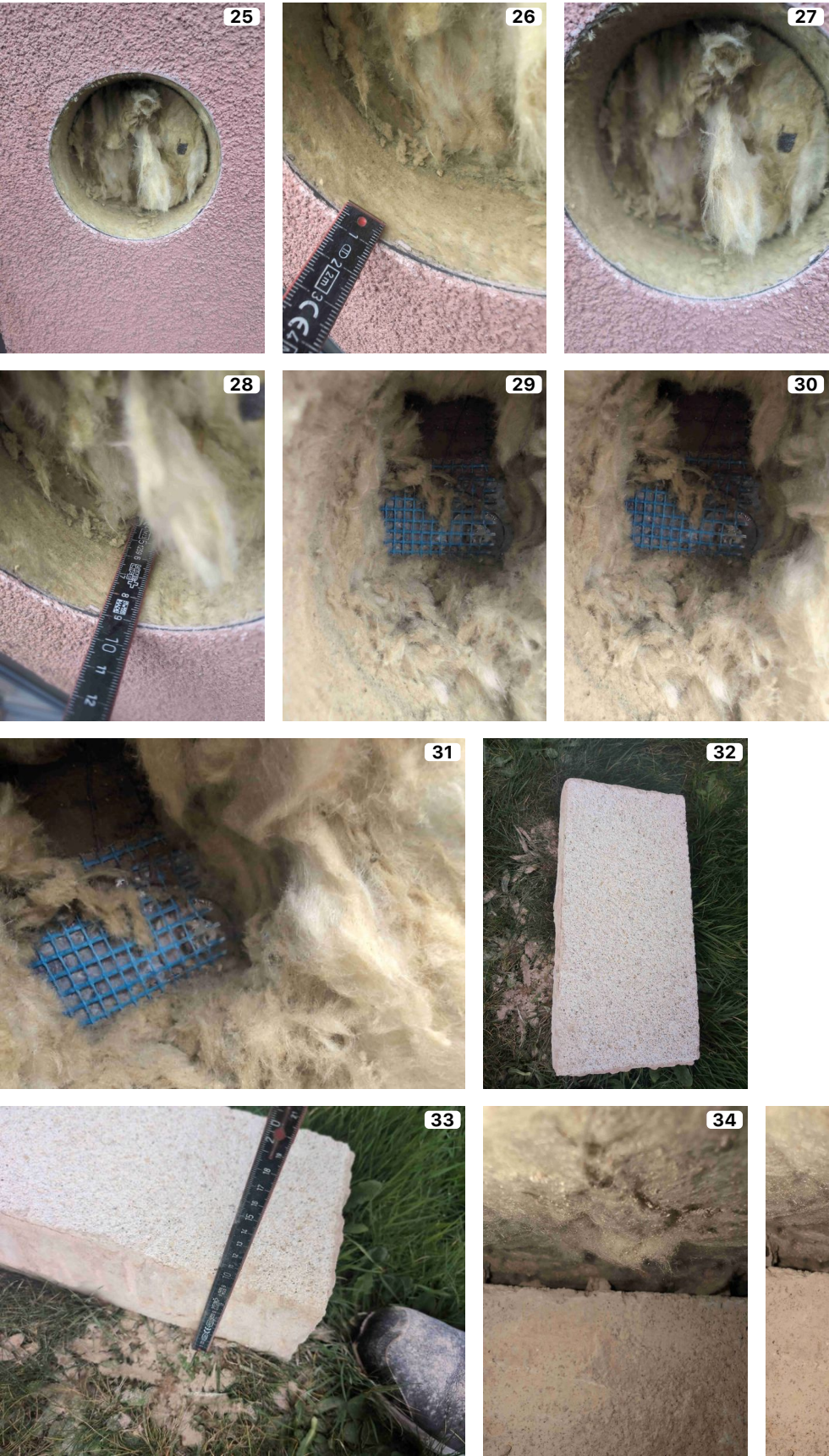


Photos Continued...





Photos Continued...



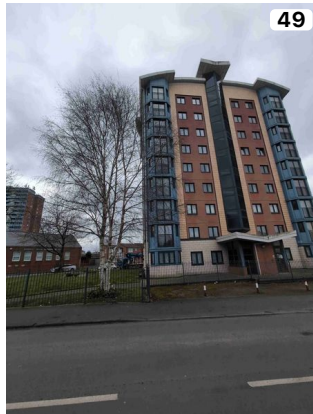


Photos Continued...





## Photos Continued...





**FIRNTEC**  
BUILDING COMPLIANCE