



FIRNTEC
BUILDING COMPLIANCE

Unit 4a, Darklake View
Estover
Plymouth
PL6 7TL

Document Version 4

Survey Date 20/08/2024

Suggested Review Date 20/08/2025

PAS 9980 STEP 1

THOMPSON GARDENS

Thompson Gardens
Hales Lane
Smethwick
B67 6RX

This report must be retained on the premises for inspection by statutory authorities.
Management is responsible for actions required in this report and should brief all staff on the report's findings.

Enforcement Officers are requested to note that this document is designed to inform the Lessee Tenant Manager of the existing Fire Safety Arrangements and any Significant Findings. Issues relating to the control and management of fire safety management for fire safety measures can be found in in-house documents such as:

Fire Policy and Testing and Maintenance records

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Summary

PAS 9980 Step 1

Assessment and Certificate Reference

RB-R5FP6K

Assessed On, By

20/08/2024,

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

20/08/2025

Assessed Property

Property Name

Thompson Gardens

Property Reference

RB-QNETKV

Address

Thompson Gardens

Hales Lane

Smethwick

B67 6RX

Assessing Organisation

Firntec Ltd

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

0345 646 1566 — www.firntec.com

Assessor Remarks

Thompson Gardens is a single 15 storey tower block within The Uplands area of Smethwick. The block was completed circa 1959 by the builders Whittall and it is considered to be approximately 40 metres tall.

The block comprises of 89 individual dwellings and each flat has its own enclosed bay window which was formed from PPC aluminium curtain walling that enclosed the original open balcony. There is external parking and a large fenced garden area. There are two lifts within a central core which serve alternate floor levels and two escape stairs which have been designed in scissor style.

The structure is of reinforced concrete frame with reinforced concrete staircores, lift core, floor slabs and foundations. The external walls are formed from a hand laid brick outer leaf and an internal leaf of concrete blockwork.

Improvement works as part of the "Decent Homes" initiative were carried out in 2006 planning reference DC/06/46139; these works relate to external cladding, forming a pitched roof and other works, replacement aluminium PPC windows, front entrance lobby extension and environmental works such as U value improvements and insulation of the external walls. BM3 Architecture Ltd produced a number of drawings which show engineering brickwork at ground floor, a mixture of terracotta tiling/render cladding systems to all other floor levels externally, PPC windows and PPC main entrance framework and glazing.

The building has retained many of the original features and as such is good example of a sympathetically modernised 65 years old building.

This report has been prepared for Sandwell Metropolitan Borough Council by Firntec Ltd Building Compliance. This survey has included consideration of the following pieces of legislation and other guidance relevant at the time of reporting:

The RRO (FSO) 2005
The Fire Safety Act 2021
The Building Safety Act 2022
PAS9980 2022

This report was prepared by Douglas Murray (BSc Building Surveying, ABBE DipFRA, AIFireE, AssocRICS, MFPA) who is a Building Surveyor with 25 years of fire related and construction experience in both new build and refurbishment projects on behalf of Firntec Ltd. Douglas is a member of the Royal Institute of Chartered Surveyors, the Institute of Fire Engineers, the Fire Protection Association, and an ABBE qualified Fire Risk Assessor. Douglas has specialised within Fire Safety and cladding investigations for eight years and has held senior posts with London and nationally based Registered Social Landlords. Douglas advises on and produces Building Safety Case Reports and has taken the lead for various clients securing, quality checking and completing Type 1-4 Fire Risk Assessments, completing Fire Risk Assessments of External Walls (FRAEW), leading on Intrusive investigative surveys, and preparing fire strategy documents. Part of the work Douglas completes, supports and evidence claims brought forward under the Defective Premises Act in the context of non-compliance and fire safety defects within multi occupancy buildings.

Abbreviation/ Term Definition

- **ACM** Aluminium Composite Material
- **ADB** Approved Document B
- **AOV** Automatic Opening Vent
- **BSA** Building Safety Act
- **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

Fire detection in flats is installed to a minimum LD3 standard, with the majority of flats at LD2 standard.

LD3 – Smoke detection in hallway only.

LD2 – Smoke detection in hall and living room, with a heat detector in the kitchen. No fire alarm system is installed in common areas.

Automatic Opening Vent (AOV) smoke detection is present:

Smoke detectors in lobbies, stairwell landings, and chute room doors on floors B (1st) to M (11th).

AOVs are installed in stairwells on floors B (1st), G (6th), L (10th), M (11th).

Issue noted: The AOV detector head on Floor K (9th floor) outside Flat 59 is missing its protective cage.

Emergency Lighting

Installed in communal parts

Emergency Lighting

Emergency lighting appears to conform to the requirements of BS5266-1 design standard. The system appears to provide adequate coverage and be in good working order (indicator lights active on luminaires). Luminaires are correctly sited and appear to provide adequate lighting.

Portable Fire Fighting Equipment

Portable Fire Fighting Equipment installed within staff only / Restricted areas of the building

Portable Fire Fighting Equipment

Extinguisher equipment is installed within staff only / Restricted access areas of the building.

Smoke Control

Natural smoke control, Mechanical smoke control

Smoke Control

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

Suppression Systems

Partial sprinkler system installed (Detailed in Description)

Suppression System

Sprinkler/deluge system is installed in the bin store.
The control panel for the deluge system is in the WC off the ground floor lift lobby.

Fire Fighting Facilities

Dry Riser

Fire Fighting Facilities

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

Access for fire-fighting vehicles

Adequate access for firefighting vehicles

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

Fire Hydrant Location/ Water Supply

The fire hydrant is located to the right-hand side of the main entrance.

Housekeeping

Good standard. Means of escape clear. Refuse stored appropriately

Secure Information Boxes

Secure information box (SIB) installed

Secure Information Boxes

A proprietary steel SIB is fitted within the main entrance lobby

Signage

Appropriate signage installed throughout premises

Signage

A satisfactory standard was found for Directional. Wayfinding. Fire Action Notices. No Smoking. Do Not Use Lift in Case of Fire. Final Exit. Fire Door.

Property Type

Apartment Block, Residential, Residential Purpose-built

Building Era / Age

Known Build Date

Known Build Date

1959

Building Height

Is approximately 40 metres from lowest point at ground to the upper most enclosed finished floor slab

Approx Floor Area Per Floor

The approximate footprint of Thompson Gardens is 500m2

Number of Storeys (Ground and above)

There are 15 floors including the ground floor

Number of Basement Levels

None

Number of Flats

89

Flat Types

Single Storey

Structural Wall Material

Traditional build with concrete floor slab

Structural Floor Material

Reinforced Concrete

Structural Stairs Material

Concrete

Construction (Details)

Traditional concrete frame and brick construction which has had refurbishment works including UPVC windows, insulation and render facade over the existing facade.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Exterior Cladding (Details)

Wall type 1 - Exterior cladding is a mixture of mineral wool backing slab with 6-8mm render finish.
Wall Type 2 - Exterior cladding is terracotta tiling supported by an aluminum carrier rail system, within the terracotta system there is a mineral wool insulation of approximately 100mm thick.

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

178

Residents (Extended)

We have assumed there will be two occupants per dwelling and it was not determined whether any persons within the building have mobility, language or sensory needs, however it is reasonable to assume a percentage of occupants will require assistance in an evacuation event.

People With Reduced Mobility

Other

People with Reduced Mobility (Extended)

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

Lone Workers

None

Young Persons Employed in the Premises

None

Escapes & Exits

There are two fire exits from the premises of suitable width and within acceptable travel distances.
Emergency exits open outwards in escape direction.

Number Of Internal Escape Stairs

There is a scissor staircase (or scissor stairway) installed: two interlocking staircases are positioned within a single stairwell enclosure, providing two separate escape routes in the same vertical shaft. These staircases are arranged in a crisscross pattern and typically serve alternating floors, with each flight of stairs providing access to only one route at a time.

Number Of Final Exits

The building is provided with two individual escape exits

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

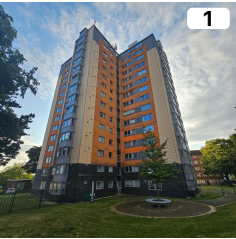
Aerial Perspective: Thompson Gardens flats

Showing Aerial
view of Thompson Gardens and the
surrounding area



Elevations

Photo	Name	No. of Storeys
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North Elevation

15 Storeys



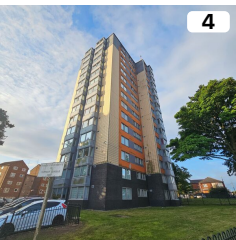
South Elevation

15 Storeys



East Elevation

15 Storeys



West Elevation

15 Storeys

Inspections

Elevation Location	Inspection	Elements
	Inspection: LECZWE Accessible wall	• Surface Finish (Cement based render) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: AW87N5 Accessible wall	• Surface Finish (Terracotta tile) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: W122J5 Accessible wall	• Surface Finish (Polyester powder coated aluminium panels) • Cavity • Insulation (Phenolic Foam Insulation) • Inner Leaf (Plasterboard)
	Inspection: TCX5BS Accessible wall	• Surface Finish (Brickwork) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: 3W62LU Accessible wall	• Surface Finish (Cement based render) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: IG1DML Accessible wall	• Surface Finish (Cement based render) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: NYUV4X Accessible wall	• Surface Finish (Terracotta tile) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: 57ALYG Accessible wall	• Surface Finish (Terracotta tile) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: D43899 Accessible wall	• Surface Finish (Polyester powder coated aluminium panels) • Cavity • Insulation (Phenolic Foam Insulation) • Inner Leaf (Plasterboard)

Elevation Location	Inspection	Elements
	Inspection: CW6LEL Accessible wall	• Surface Finish (Brickwork) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: LMQAAG Accessible wall	• Surface Finish (Brickwork) • Insulation (Mineral Wool Insulation) • Inner Leaf Support (Backing Wall) (Original brickwork)
	Inspection: GKLEUE Accessible wall	• Surface Finish (Polyester powder coated aluminium panels) • Cavity • Insulation (Phenolic Foam Insulation) • Inner Leaf (Plasterboard)

Inspection: LECZWE

Location
Accessible wall

Name/Summary

Wall Type 1 - EWI render system with mineral wool insulation

Description

Insulation with a render finish has been added to the original construction

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Cement based render		A1 - Non-Combustible
Cement based render of 4-8mm with 100mm mineral wool insulated slab mechanically fixed to the original building.				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: AW87N5

Location
Accessible wall

Name/Summary

Wall Type 2 - Terracotta tiling with mineral wool insulation

Description

Terracotta tile supported by aluminium framework with breathable membrane and mineral wool insulation between tile and brickwork of the original walls.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
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Surface Finish	12mm	Terracotta tile		A1 - Non-Combustible
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Terracotta tile supported by aluminium framework with breathable membrane and mineral wool insulation between tile and brickwork of the original walls.

Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
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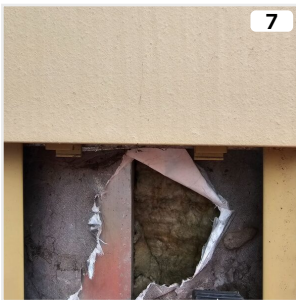
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible
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Original brickwork

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: W122J5

Location
Accessible wall

Name/Summary

Wall Type 3 - Curtain walling

Description

Aluminium PPC curtain walling with breathable membrane over internal studwork.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
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Surface Finish	2mm	Polyester powder coated aluminium panels		A1 - Non-Combustible
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Aluminium PPC curtain walling with breathable membrane over internal studwork.

Cavity	30mm			
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Insulation	50mm	Phenolic Foam Insulation		B - Combustible
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rigid insulation has been installed between studs of the support structure used for the external cladding panels

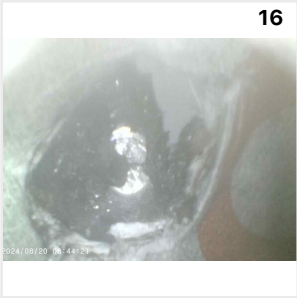
Inner Leaf (Plasterboard)	15mm			A1 - Non-Combustible
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Plasterboard internal lining

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: TCX5BS

Location
Accessible wall

Name/Summary

Wall Type 4 - brickwork

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Engineering or class A brickwork with full fill mineral wool insulation				
Insulation	60mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation fills the cavity				
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible
Original brickwork				

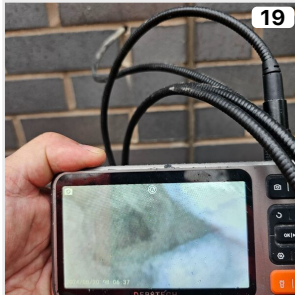
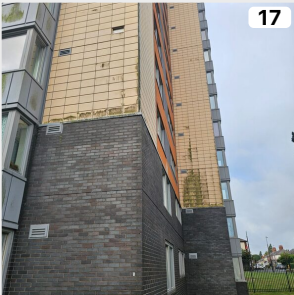
Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection Photos



Inspection: 3W62LU

Location
Accessible wall

Name/Summary

Wall Type 1 - EWI render system with mineral wool insulation

Description

Insulation with a render finish has been added to the original construction

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Cement based render		A1 - Non-Combustible
Cement based render of 4-8mm with 100mm mineral wool insulated slab mechanically fixed to the original building.				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: IG1DML

Location
Accessible wall

Name/Summary

Wall Type 1 - EWI render system with mineral wool insulation

Description

Insulation with a render finish has been added to the original construction

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	6mm	Cement based render		A1 - Non-Combustible
Cement based render of 4-8mm with 100mm mineral wool insulated slab mechanically fixed to the original building.				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: NYUV4X

Location
Accessible wall

Name/Summary

Wall Type 2 - Terracotta tiling with mineral wool insulation

Description

Terracotta tile supported by aluminium framework with breathable membrane and mineral wool insulation between tile and brickwork of the original walls.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	12mm	Terracotta tile		A1 - Non-Combustible
Terracotta tile supported by aluminium framework with breathable membrane and mineral wool insulation between tile and brickwork of the original walls.				
Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible
Original brickwork				

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: 57ALYG

Location
Accessible wall

Name/Summary

Wall Type 2 - Terracotta tiling with mineral wool insulation

Description

Terracotta tile supported by aluminium framework with breathable membrane and mineral wool insulation between tile and brickwork of the original walls.

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
------------	-----------------	----------	------------	---------------------

Surface Finish	12mm	Terracotta tile		A1 - Non-Combustible
----------------	------	-----------------	--	----------------------

Terracotta tile supported by aluminium framework with breathable membrane and mineral wool insulation between tile and brickwork of the original walls.

Insulation	100mm	Mineral Wool Insulation		A1 - Non-Combustible
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Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible
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Original brickwork

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: D43899

Location
Accessible wall

Name/Summary

Wall Type 3 - Curtain walling

Description

Aluminium PPC curtain walling with breathable membrane over internal studwork.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
------------	-----------------	----------	------------	---------------------

Surface Finish	2mm	Polyester powder coated aluminium panels		A1 - Non-Combustible
----------------	-----	--	--	----------------------

Aluminium PPC curtain walling with breathable membrane over internal studwork.

Cavity	30mm			
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Insulation	50mm	Phenolic Foam Insulation		B - Combustible
------------	------	--------------------------	--	-----------------

rigid insulation has been installed between studs of the support structure used for the external cladding panels

Inner Leaf (Plasterboard)	15mm			A1 - Non-Combustible
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Plasterboard internal lining

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: CW6LEL

Location
Accessible wall

Name/Summary

Wall Type 4 - brickwork

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Engineering or class A brickwork with full fill mineral wool insulation				
Insulation	60mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation fills the cavity				
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible
Original brickwork				

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: LMQAAG

Location
Accessible wall

Name/Summary

Wall Type 4 - brickwork

Description

No external cavity. The internal void is filled with insulation

Build-Up

3 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	102mm	Brickwork		A1 - Non-Combustible
Engineering or class A brickwork with full fill mineral wool insulation				
Insulation	60mm	Mineral Wool Insulation		A1 - Non-Combustible
The insulation fills the cavity				
Inner Leaf Support (Backing Wall)	102mm	Original brickwork		A1 - Non-Combustible
Original brickwork				

Cavity Barriers

There is no external wall cavity

Floor Slab

Backing Wall Sits On The Floor Slab

Inspection: GKLEUE

Location
Accessible wall

Name/Summary

Wall Type 3 - Curtain walling

Description

Aluminium PPC curtain walling with breathable membrane over internal studwork.

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
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Surface Finish	2mm	Polyester powder coated aluminium panels		A1 - Non-Combustible
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Aluminium PPC curtain walling with breathable membrane over internal studwork.

Cavity	30mm			
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Insulation	50mm	Phenolic Foam Insulation		B - Combustible
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rigid insulation has been installed between studs of the support structure used for the external cladding panels

Inner Leaf (Plasterboard)	15mm			A1 - Non-Combustible
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Plasterboard internal lining

Floor Slab

Backing Wall Sits On The Floor Slab

Attachments & Balconies

Photo

Attachment



Cantilever Balcony (AKGYEF)
Configuration: Stacked

Attachment: Cantilever Balcony

Attachment Reference
AKGYEF

Details

Configuration

Stacked

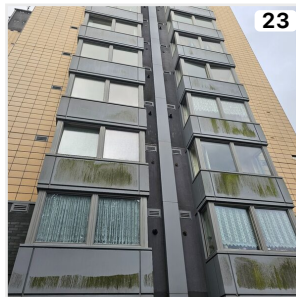
Framework/Structure

Concrete floor slab with curtain wall glazing and PPC aluminium framework which encloses the original open balcony arrangement.

Details

Concrete floor slab with curtain wall glazing and PPC aluminium framework which encloses the original open balcony arrangement.

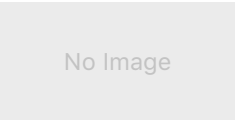
Photos



Penetrations

Photo

Penetration



Aluminium (VG5UL1)
Inspection Type: Visual

Penetration: Aluminium

Penetration Reference
VG5UL1

Details

Photo

1 Image

Inspection Type

Visual

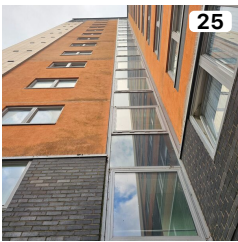
Duct Pipework Material

Aluminium

External Windows

Photo

External Window



Top, Mid, Side Hung Casements (REV6Y9)



Top, Mid, Side Hung Casements (ZHLHWW)



Top, Mid, Side Hung Casements (E2K15H)

External Window: Top, Mid, Side Hung Casements

External Window Reference
REV6Y9

Details

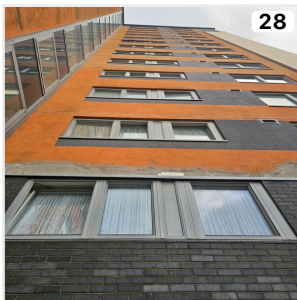
Surface Material

Aluminium

Details

Aluminium PPC windows would not add to or support the growth of a fire.

Photos



External Window: Top, Mid, Side Hung Casements

External Window Reference
ZHLHWW

Details

Surface Material

Aluminium

Frame Material

Timber

Photos



External Window: Top, Mid, Side Hung Casements

External Window Reference
E2K15H

Details

Surface Material

Aluminium

Frame Material

Timber

Photos



External Doors

Photo

External Door



Single Leaf Entrance Doors (UKVXIQ)

External Door: Single Leaf Entrance Doors

External Door Reference
UKVXIQ

Details

Surface Material

Polyester powder coated Aluminium

Frame Material

Polyester powder coated Aluminium

Infill / Panel Material

Polyester powder coated Aluminium

Details

Aluminium doors would not add to or support the growth of a fire

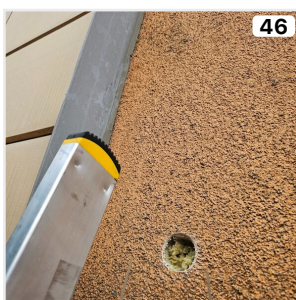
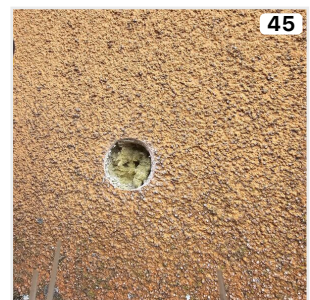
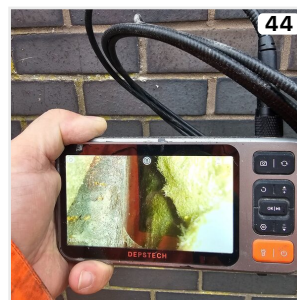
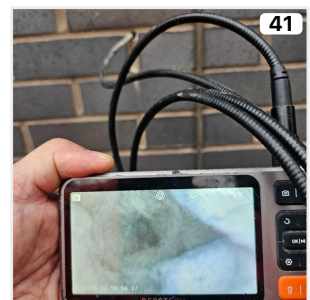
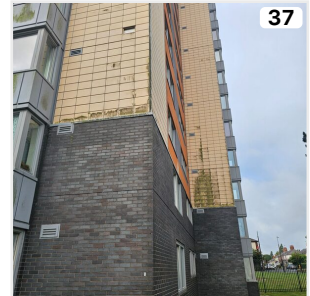
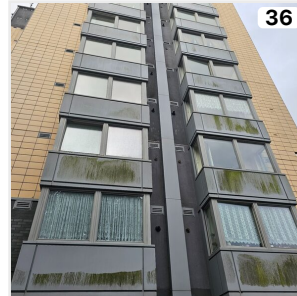
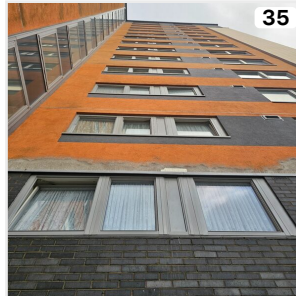
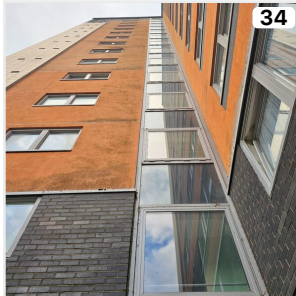
Photos

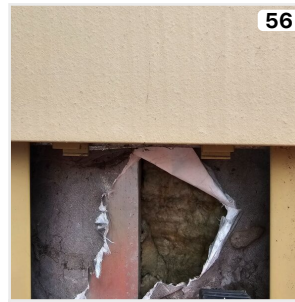


General Observations

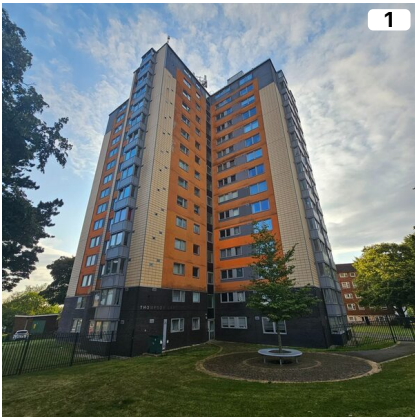
Generally, external wall systems are formed from non combustible products and materials

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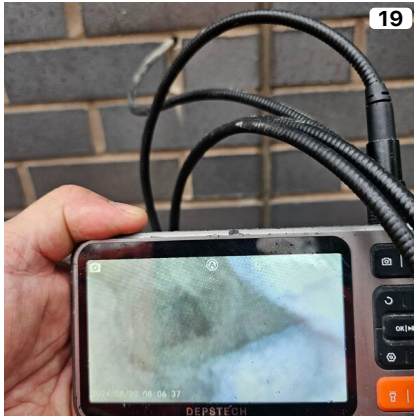
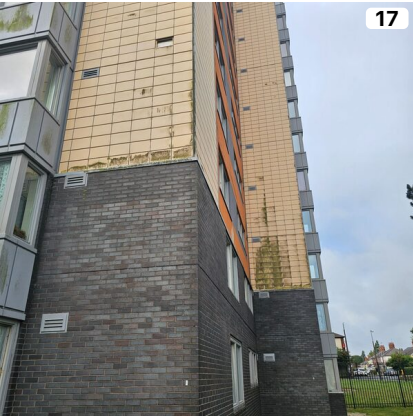




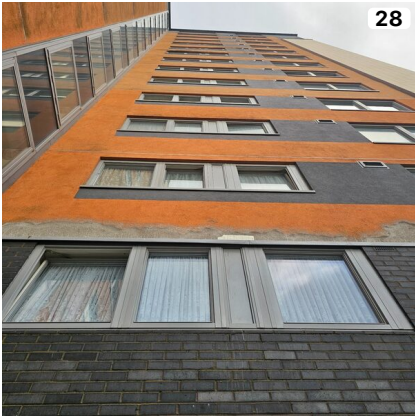
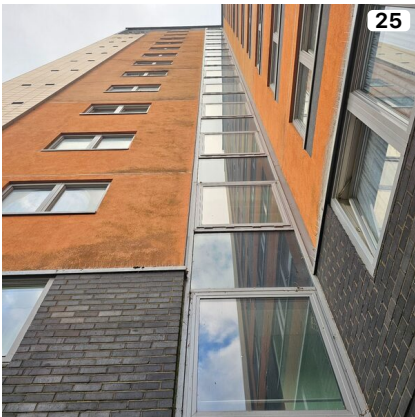
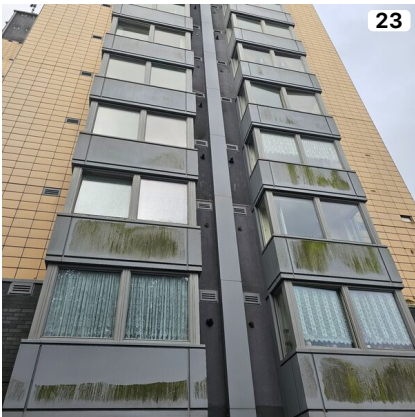
Photos



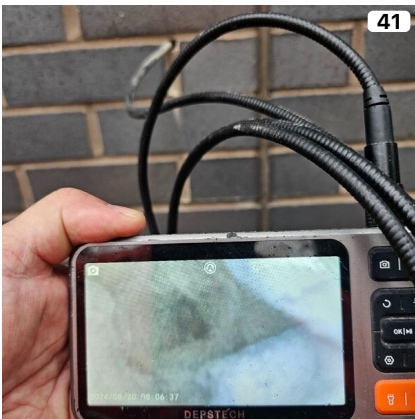
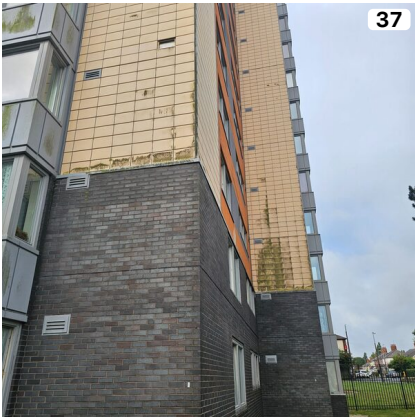
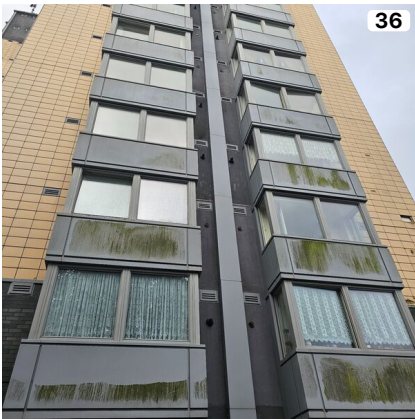
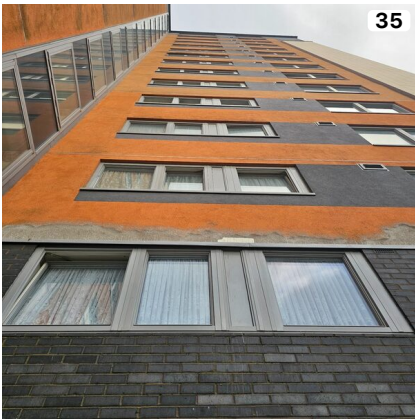
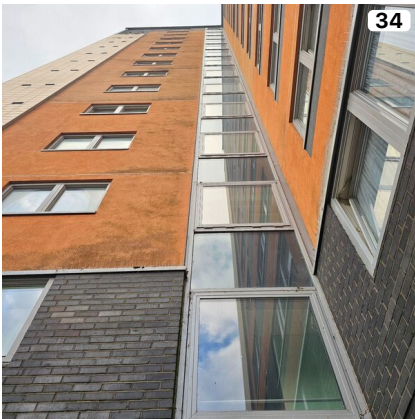
Photos Continued...



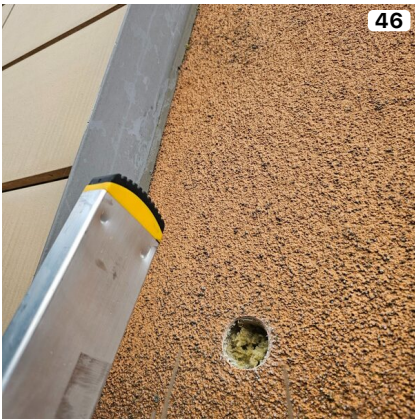
Photos Continued...



Photos Continued...



Photos Continued...



Photos Continued...





FIRNTEC

BUILDING COMPLIANCE