



FIRNTEC
BUILDING COMPLIANCE

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

Document Version 2
Survey Date 13/03/2025
Suggested Review Date 13/03/2030

EXTERNAL WALL SURVEY

WIMBERGER HOUSE

Wimberger House
Hallam Street
West Brom
B71 4HA



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Summary

External Wall Survey

Assessment and Certificate Reference

RB-E7JQN5

Assessed On, By

13/03/2025, Haydn Roberts

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

Wimberger House

Property Reference

RB-X18UDD

Address

Wimberger House

Hallam Street

West Brom

B71 4HA

Assessing Organisation

Firntec Ltd

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

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Abbreviation/ Term Definition

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

Terms of Reference

Overview

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

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

Scope of Works

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

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

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

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

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

Limitations

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

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

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

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

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

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

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

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

Assumptions

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

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

Outcomes

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

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

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

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

Asset Information

Client Name

Sandwell Metropolitan Council

Responsible Person

Sandwell Metropolitan Council

Contact Details

Lisa Ellis - 0121 569 0162

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 has its own control panel located within the riser cupboards

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

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 is located 2m from the main access point 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

1967

Guidance Applicable At Time Of Construction

Building Regulations 1965 (Still in force in 1967)
Part E – Resistance to the Spread of Fire

Building Height

Approximately 24m 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)

10

Number of Flats

36

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 mineral wool render - Solid aluminium panels - Lockclad tiles - Forticrete Blockwork

Electronic Entrance System

Yes

Carpark

External/Outdoor Carpark

Employees

None

Residents

Yes

Approx number of Residents

72

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. The final exit door/s opens inwards however this is considered satisfactory as it will be used by less than 60 people due to the 'Stay Put' in place within the building.

Number Of Internal Escape Stairs

1

Number Of Final Exits

2

External Means Of Escape

None Present

Types Of Lifts Installed

Passenger

Evacuation Chairs Installed

No

Refuge Points Present

Yes

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Current Evacuation Strategy

Stay Put

Current Stay Put Strategy Description

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

Current Evacuation Strategy for the property considered appropriate?

Yes

Description

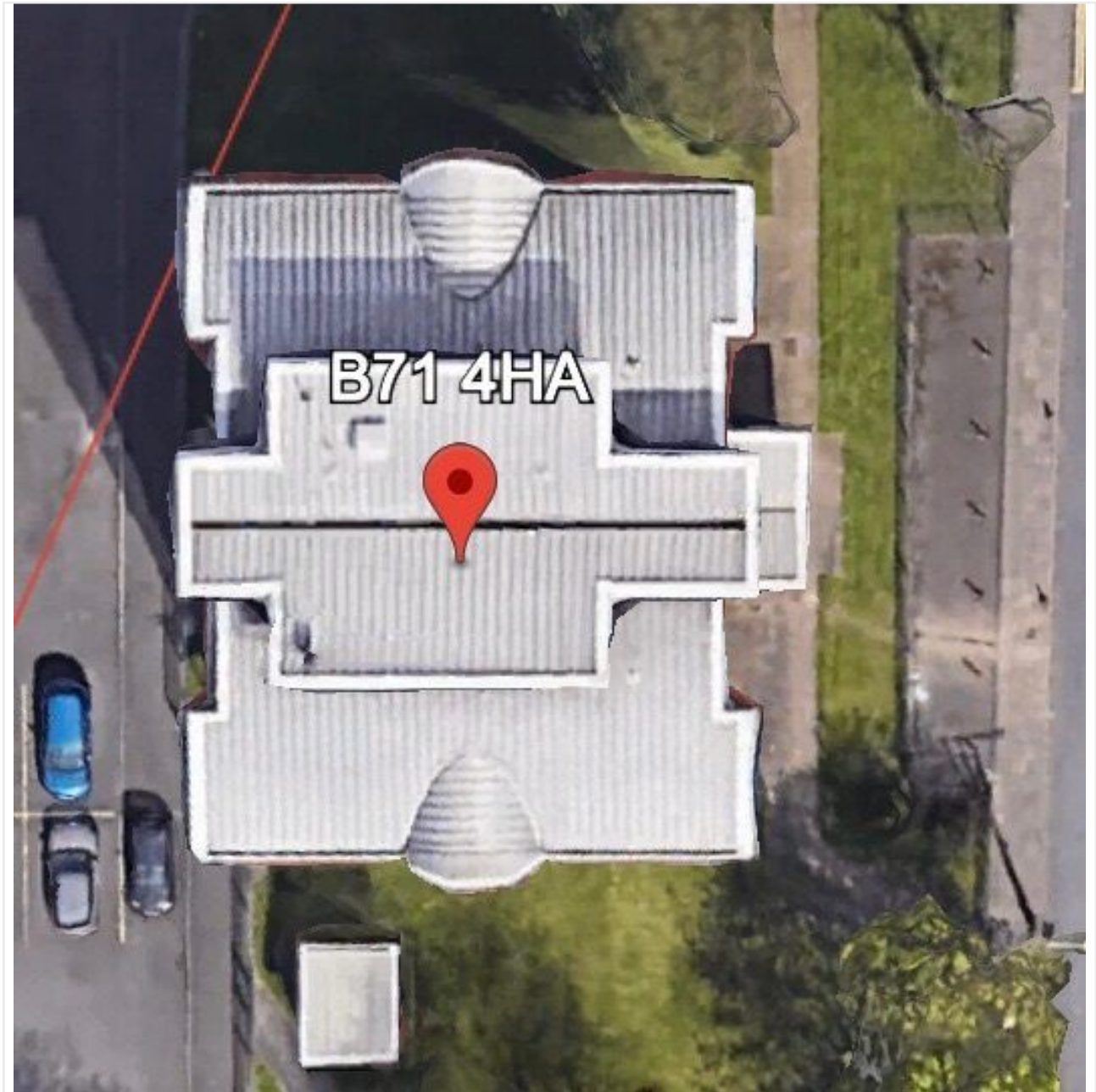
The premises is purpose-built with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.

What is the recommended evacuation strategy for the property?

Stay Put

Aerial Perspective: Wimberger House, Hallam Street, West Brom, B71 4HA

Aerial Perspective (picture sourced from Google Earth)



Elevations

Photo	Name	No. of Storeys
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NORTH

9 Storeys



EAST

9 Storeys



SOUTH

9 Storeys



WEST

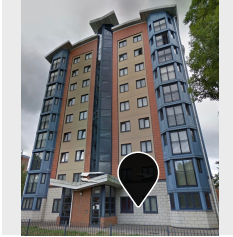
9 Storeys

Inspections

Elevation Location

Inspection

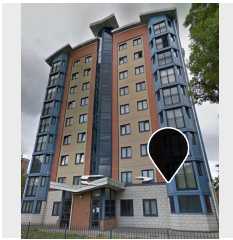
Elements



Inspection: 1RFH4K

Wall Inspection
Compartment Wall Junction

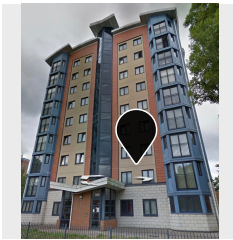
- Surface Finish (Masonry blockwork)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)



Inspection: 4RUIUE

Wall Inspection
Aperture Opening

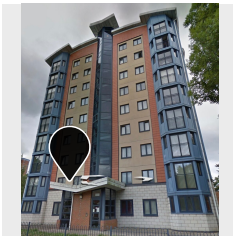
- Surface Finish (Aluminium Panel)
- Insulation (Mineral Wool Insulation enclose in foil)
- Cavity
- Inner Leaf (Reinforced concrete)



Inspection: UB1FR1

Wall Inspection
Compartment Floor Junction

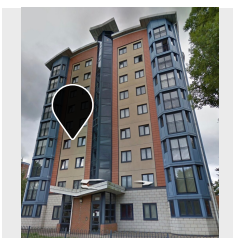
- Surface Finish (Sto render)
- Outer leaf
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Blockwork)



Inspection: D4B6IJ

Wall Inspection
Compartment Wall Junction

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



Inspection: SJIKBS

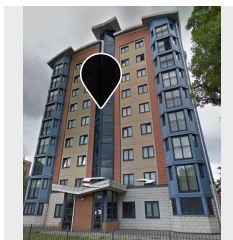
Wall Inspection
Aperture Opening

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

Elevation Location

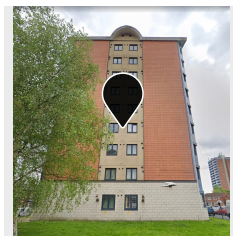
Inspection

Elements

**Inspection: K3FVDD**

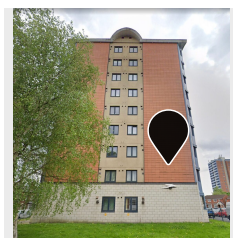
Wall Inspection
curtain wall

- Surface Finish (Glazed Aluminium Windows)

**Inspection: 781DSZ**

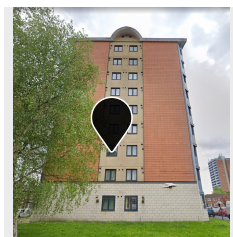
Wall Inspection
Compartment Wall Junction

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

**Inspection: GR1BQR**

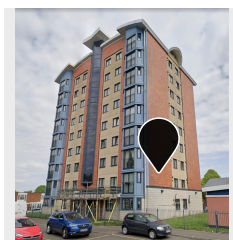
Wall Inspection
Compartment Floor Junction

- Surface Finish (Terracotta Tile)
- Cavity Support Frame (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

**Inspection: XXI3EF**

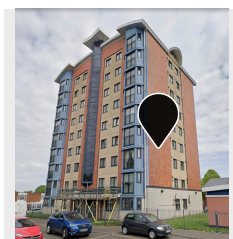
Wall Inspection
Aperture Opening

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

**Inspection: QAANN9**

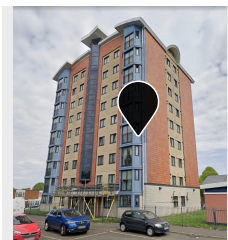
Wall Inspection
Compartment Floor Junction

- Surface Finish (Terracotta tile)
- Cavity Support Frame (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

**Inspection: P7XF77**

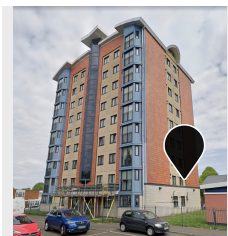
Wall Inspection
Compartment Floor and Wall Junction
Interface

- Surface Finish (Terracotta tile)
- Cavity Support Frame (Aluminium L/T Rail)
- Cavity
- Insulation (Mineral Wool Insulation)
- Inner Leaf (Brickwork)

Elevation Location**Inspection****Elements****Inspection: BPFFVL**

Wall Inspection
Aperture Opening

- Surface Finish (Aluminium Panel)
- Insulation (Mineral Wool Insulation)
- Cavity
- Inner Leaf (Reinforced concrete)

**Inspection: FXCWSX**

Wall Inspection
Ventilation Outlet

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

Inspection: 1RFH4K

Elevation • Location
Wall Inspection • Compartment Wall Junction



Name/Summary

Masonry blockwork

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	100mm	Masonry blockwork	5, 6	A1 - Non-Combustible
Cavity	20mm		7, 8	
Insulation	90mm	Mineral Wool Insulation	9, 10	A1 - Non-Combustible
Inner Leaf	102mm	Brickwork	11, 12	A1 - Non-Combustible

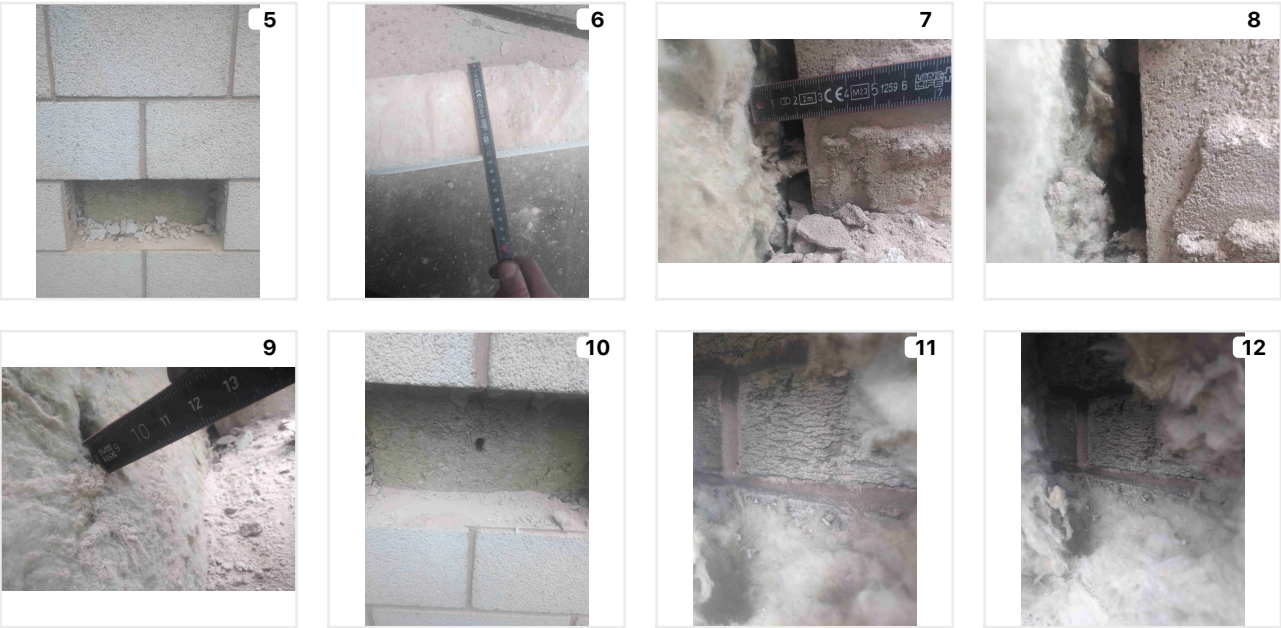
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	10

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection: 4RUIUE

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

Rainscreen cladding

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	3mm	Aluminium Panel	13, 14, 15	A2 - Limited Combustibility
Insulation	100mm	Mineral Wool Insulation enclose in foil	15	A1 - Non-Combustible
Cavity	30mm		16, 17, 18	
Inner Leaf		Reinforced concrete Material Brand: Concrete wall	19, 20	A1 - Non-Combustible

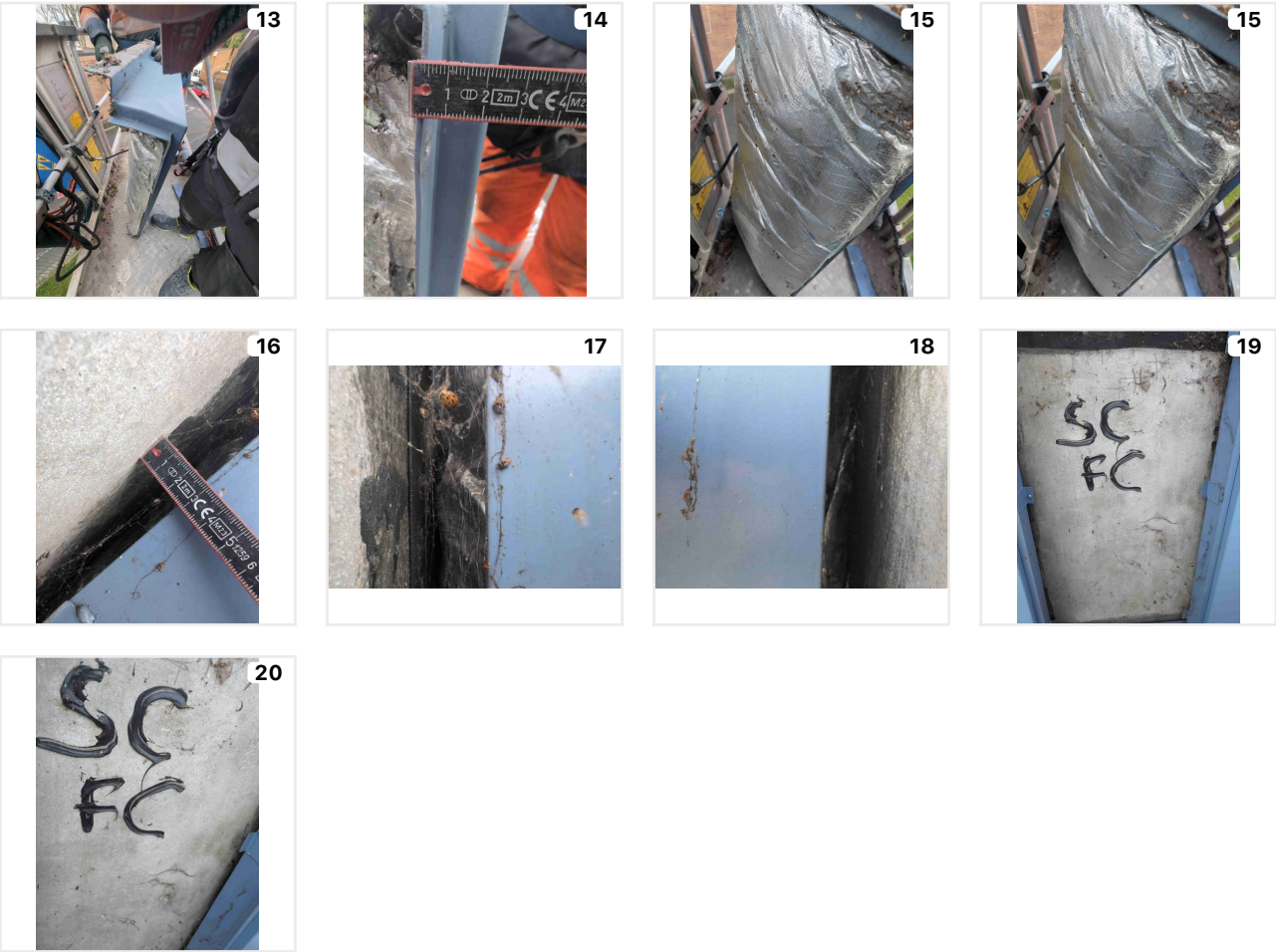
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Stonewool core, aluminium foil faces	21

Floor Slab

Reinforced concrete

Build-up Photos



Cavity Barrier Photos



Inspection: UB1FR1

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Render section

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	5mm	Sto render	22, 23, 24	A1 - Non-Combustible
Outer leaf	5mm		24	A1 - Non-Combustible
Cement dash coat				
Insulation	90mm	Mineral Wool Insulation	25, 26	A1 - Non-Combustible
Inner Leaf		Blockwork	27, 28	A1 - Non-Combustible

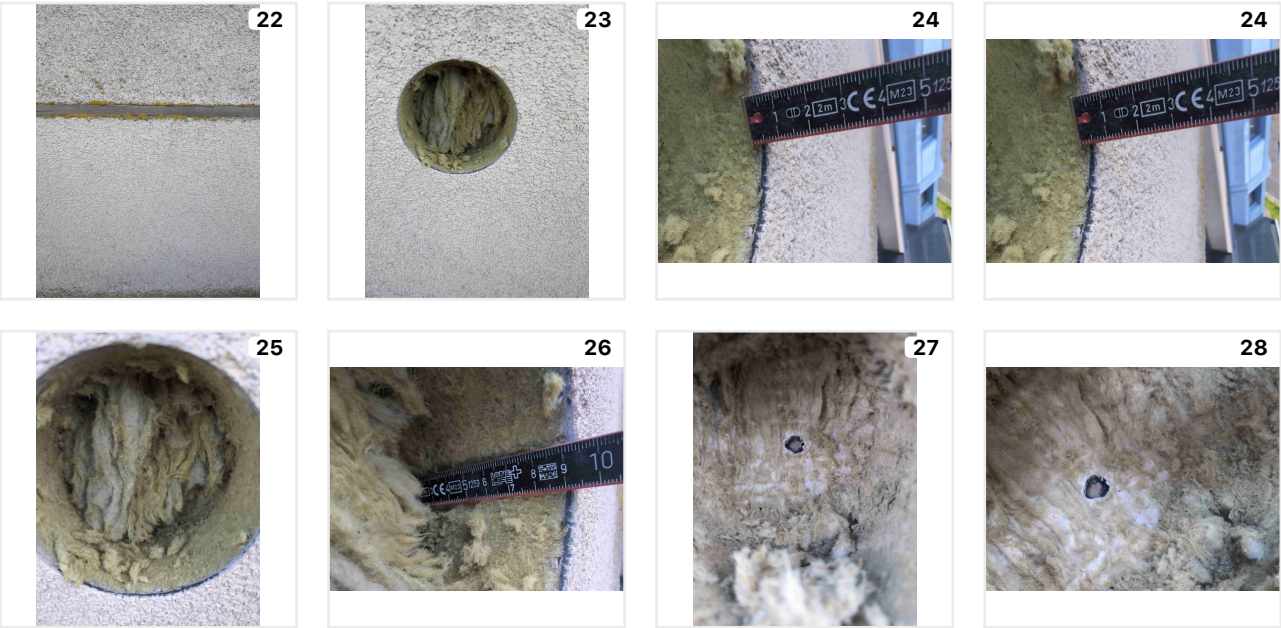
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	25

Floor Slab

Backing Wall Sits On The Floor Slab

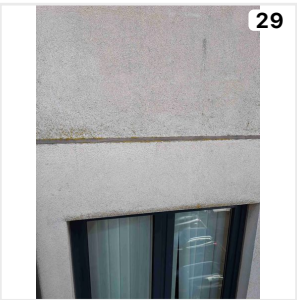
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: D4B6IJ

Elevation • Location
Wall Inspection • Compartment Wall Junction



Name/Summary

Render section

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	5mm	Sto render	30, 31, 32	A1 - Non-Combustible
Outer leaf	5mm		33	A1 - Non-Combustible
Insulation	90mm	Mineral Wool Insulation	34, 35, 36	A1 - Non-Combustible
Inner Leaf		Blockwork	37, 38	A1 - Non-Combustible

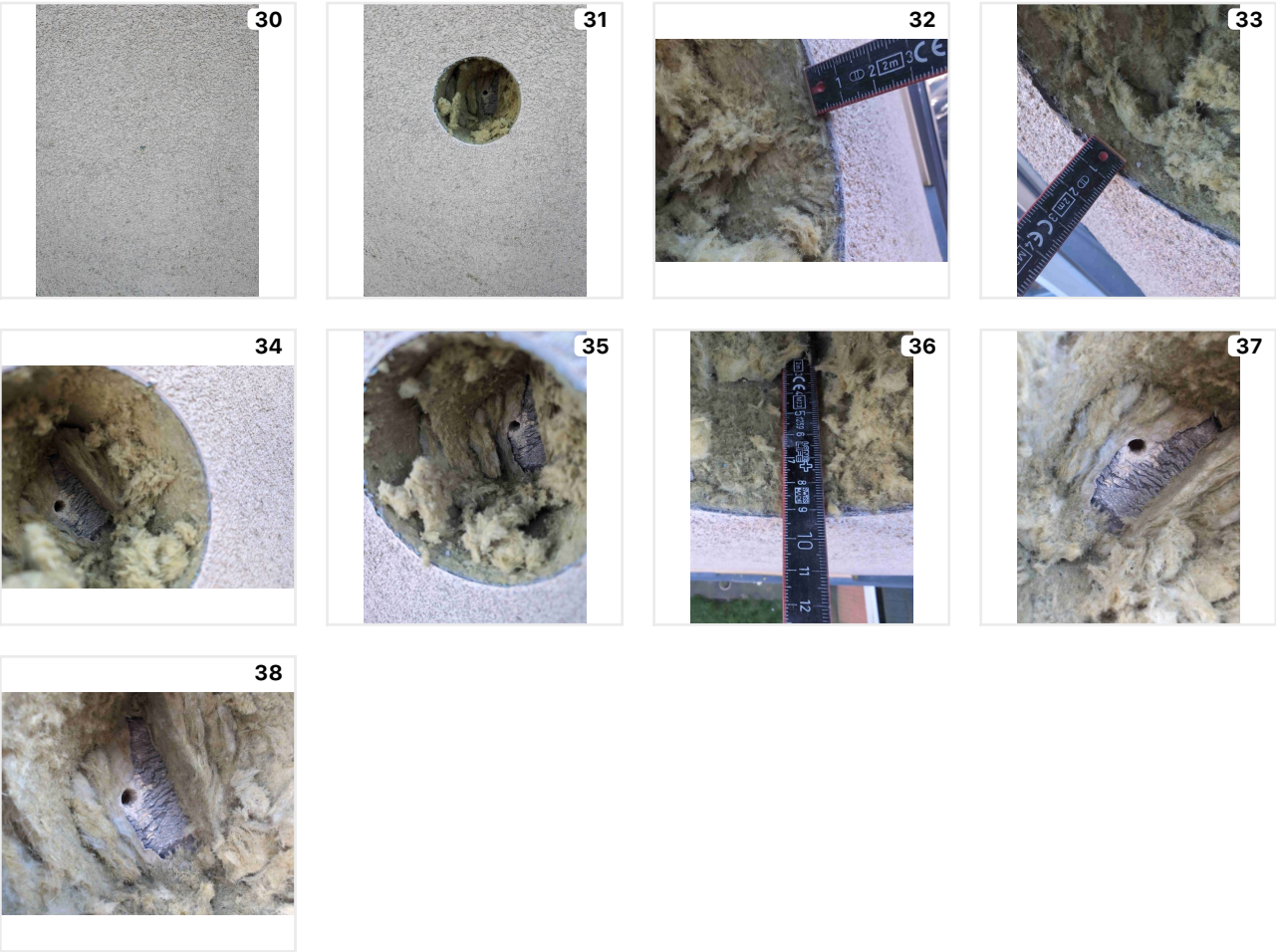
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	39

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: SJKBS

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

Render section

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	5mm	Sto render	41, 42, 33	A1 - Non-Combustible
Outer leaf	5mm			A1 - Non-Combustible
Cement dash coat				
Insulation	90mm	Mineral Wool Insulation	43, 44	A1 - Non-Combustible
Inner Leaf		Blockwork	45, 46	A1 - Non-Combustible

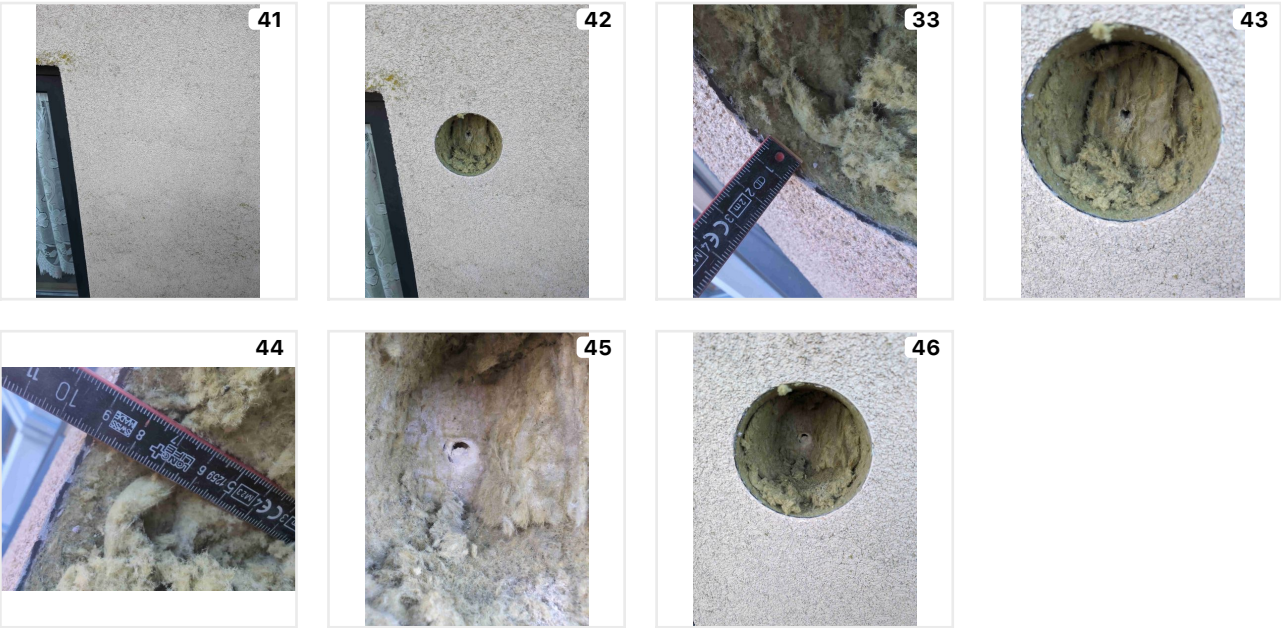
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Window Aperture	Solid State Mineral Wool	46

Floor Slab

Backing Wall Sits On The Floor Slab

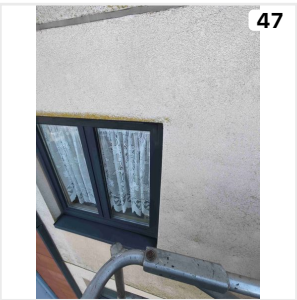
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: K3FVDD

Elevation • Location
Wall Inspection • curtain wall



Name/Summary

Glazing curtain wall

Build-Up

1 Element	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	Glazed Aluminium Windows	48	A2 - Limited Combustibility

visual inspection only

Build-up Photos



Inspection: 781DSZ

Elevation • Location
Wall Inspection • Compartment Wall Junction



Name/Summary

Render section

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	5mm	Sto render	49, 50, 51	A1 - Non-Combustible
Outer leaf	5mm		26	A1 - Non-Combustible
Cement dash coat				
Insulation	90mm	Mineral Wool Insulation	39, 52	A1 - Non-Combustible
Inner Leaf		Blockwork	53, 54	A1 - Non-Combustible

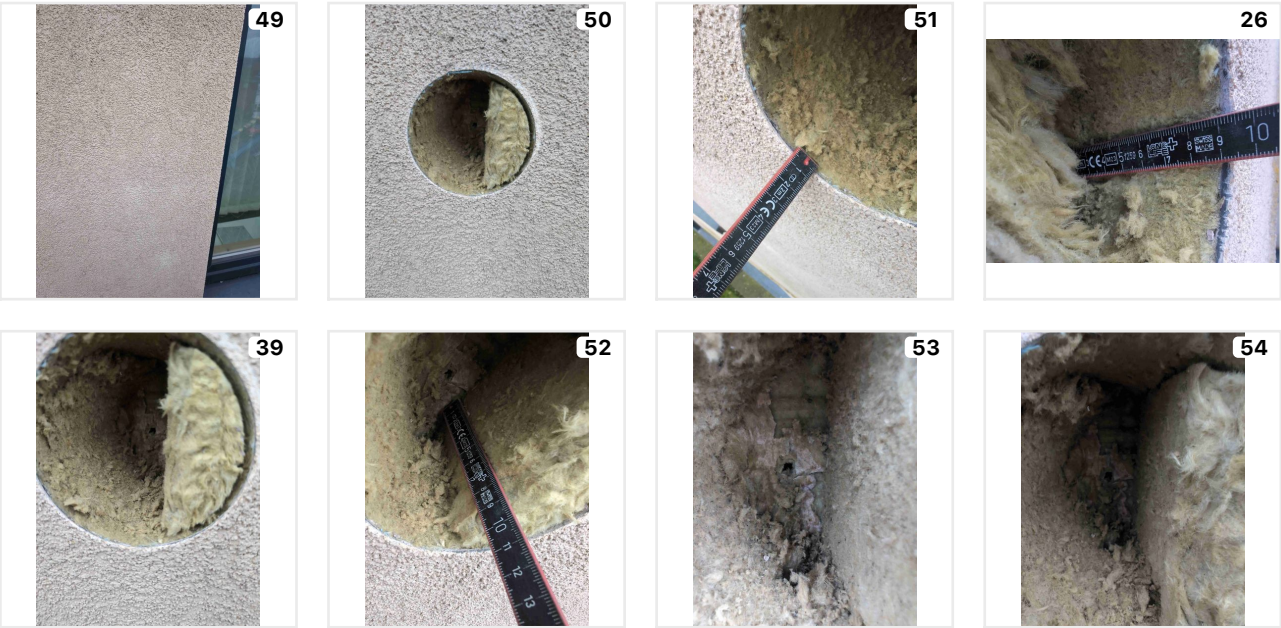
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	55

Floor Slab

Backing Wall Sits On The Floor Slab

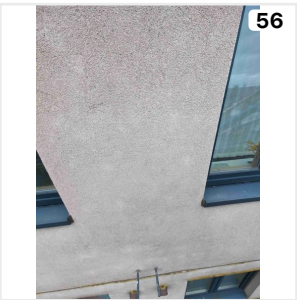
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: GR1BQR

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Rainscreen cladding (Tiled section)

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Terracotta Tile	57, 58	A1 - Non-Combustible
Cavity Support Frame		Aluminium L/T Rail	57	A2 - Limited Combustibility
Cavity	80mm		58	
Insulation	110mm	Mineral Wool Insulation	59, 60	A1 - Non-Combustible
Inner Leaf		Brickwork	61	A1 - Non-Combustible

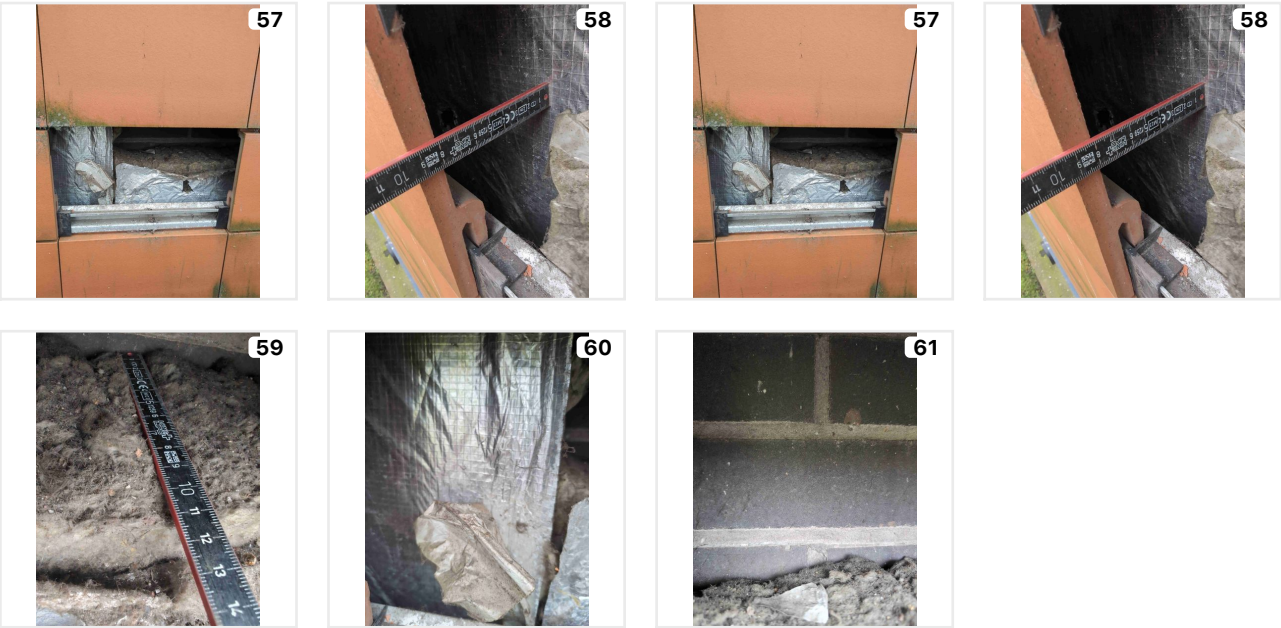
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	62, 59, 60

Floor Slab

Backing Wall Sits On The Floor Slab

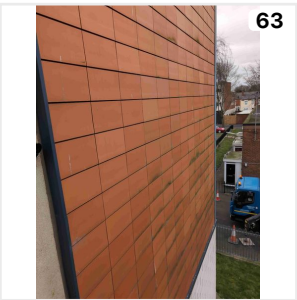
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: XXI3EF

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

Render section

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	5mm	Sto render	64, 65	A1 - Non-Combustible
Outer leaf	5mm		65	A1 - Non-Combustible
Cement dash coat				
Insulation	90mm	Mineral Wool Insulation	66, 67	A1 - Non-Combustible
Inner Leaf		Blockwork	68	A1 - Non-Combustible

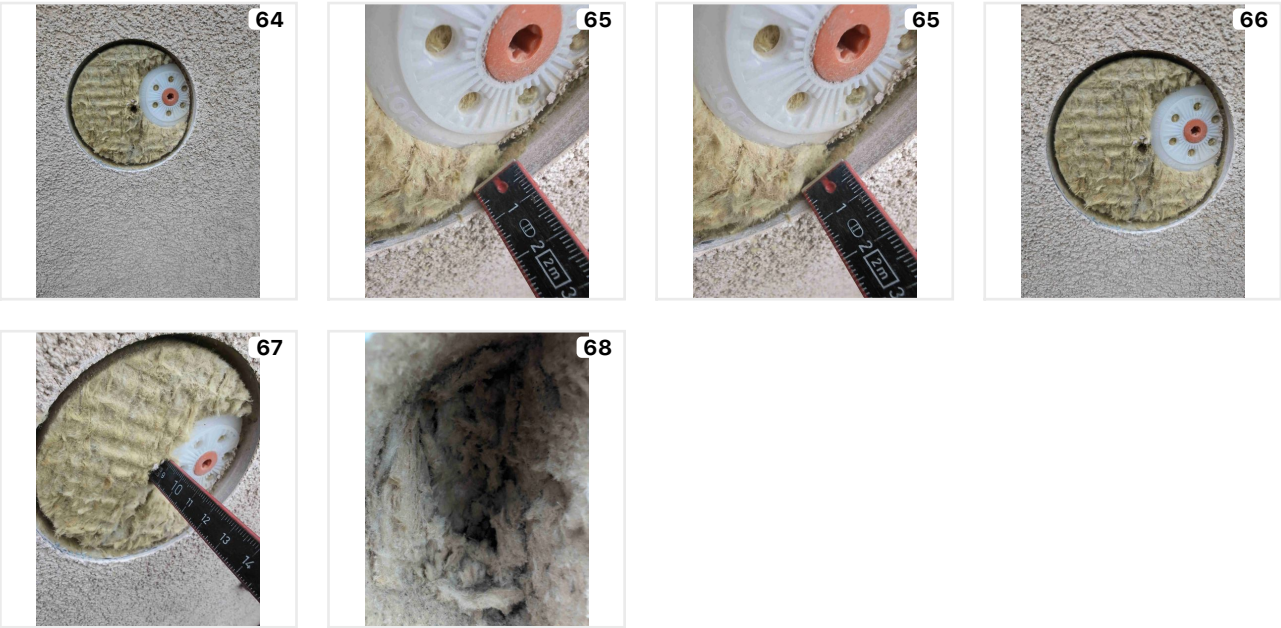
Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Solid State Mineral Wool	67

Floor Slab

Backing Wall Sits On The Floor Slab

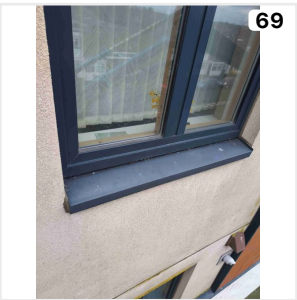
Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: QAANN9

Elevation • Location
Wall Inspection • Compartment Floor Junction



Name/Summary

Rainscreen cladding (Tiled section)

Description

Done on other side of the building due to access with mewt

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Terracotta tile	70, 71	A1 - Non-Combustible
Cavity Support Frame		Aluminium L/T Rail	72	A2 - Limited Combustibility
Cavity	80mm		58, 73, 74, 62	
Insulation	110mm	Mineral Wool Insulation	59, 60	A1 - Non-Combustible
Inner Leaf		Brickwork	61, 75	A1 - Non-Combustible

Cavity Barriers

1 Cavity Barrier	Material	Photo Ref.
Horizontal Cavity Barrier	Stonewool core, aluminium foil faces	72

Floor Slab

Backing Wall Sits On The Floor Slab

Build-up Photos



Cavity Barrier Photos



Inspection Photos



Inspection: P7XF77

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



Name/Summary

Rainscreen cladding (Tiled section)

Build-Up

5 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	15mm	Terracotta tile	77, 78	A1 - Non-Combustible
Cavity Support Frame		Aluminium L/T Rail		A2 - Limited Combustibility
Cavity	90mm		79, 80, 81	
Insulation	90mm	Mineral Wool Insulation	72, 82, 83	A1 - Non-Combustible
Inner Leaf		Brickwork	84, 85	

Cavity Barriers

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

Build-up Photos



Inspection Photos



Inspection: BPFFVL

Elevation • Location
Wall Inspection • Aperture Opening



Name/Summary

Rainscreen cladding

Build-Up

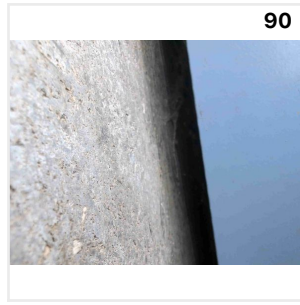
4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	3mm	Aluminium Panel	87, 21, 88	A2 - Limited Combustibility
Insulation		Mineral Wool Insulation	15	A1 - Non-Combustible
Cavity	25mm		89, 90	
Inner Leaf		Reinforced concrete	91	A1 - Non-Combustible

Cavity Barriers

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

Build-up Photos





Inspection Photos



Inspection: FXCWSX

Elevation • Location
Wall Inspection • Ventilation Outlet



Name/Summary

Render section

Build-Up

4 Elements	Thickness/Depth	Material	Photo Ref.	Rating (BS EN13501)
Surface Finish	5mm	Sto render	64, 65	A1 - Non-Combustible
Outer leaf	5mm			A1 - Non-Combustible
Cement dash coat				
Insulation	90mm	Mineral Wool Insulation	66, 67	A1 - Non-Combustible
Inner Leaf		Blockwork	68, 93	A1 - Non-Combustible

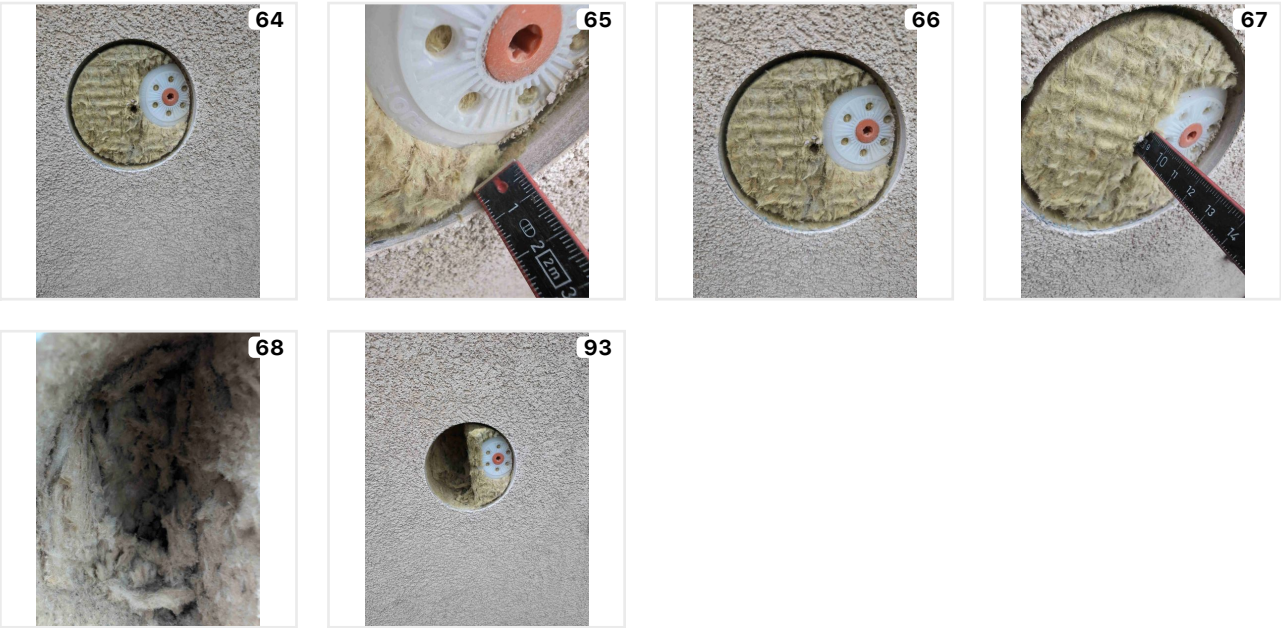
Cavity Barriers

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 Photos



Attachments & Balconies

Photo

Attachment



Juliet Balcony (IY2WUR)

Configuration: Single Unit

Size: Private balcony spanning only a single compartment

Attachment: Juliet Balcony

Attachment Reference
IY2WUR

Details

Configuration

Single Unit

Size

Private balcony spanning only a single compartment

Framework/Structure

Steel framed

Photos



External Windows

Photo

External Window



Top, Mid, Side Hung Casements (ST23HW)

External Window: Top, Mid, Side Hung Casements

External Window Reference
ST23HW

Details

Surface Material

Aluminium

Frame Material

Timber

Infill / Panel Material

Toughened Glass

Photos



External Doors

Photo

External Door



French Doors (3DV1M6)

External Door: French Doors

External Door Reference
3DV1M6

Details

Surface Material

Timber

Infill / Panel Material

Toughened Glass

Frame Material

Timber

Details

balcony doors

Photos



Plan: Wall Inspection



Plan: Wall Inspection



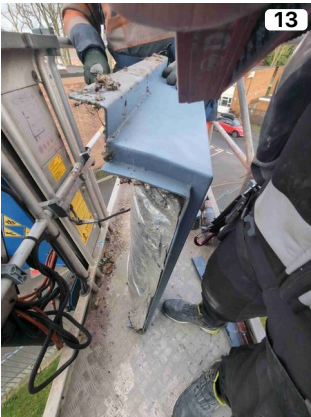
Plan: Wall Inspection



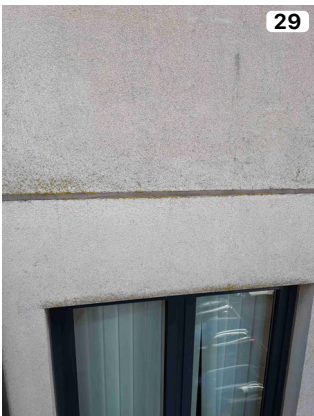
Photos



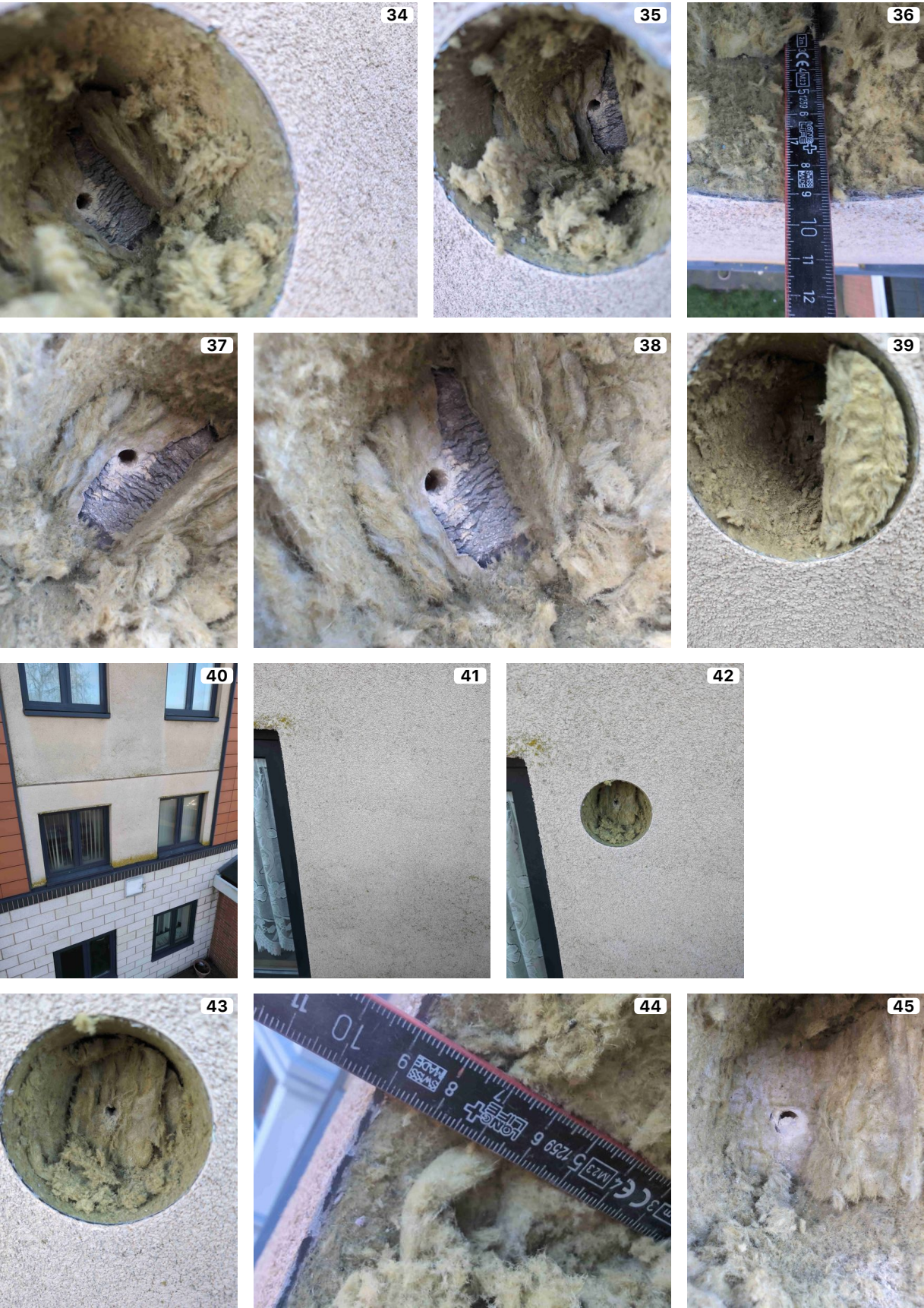
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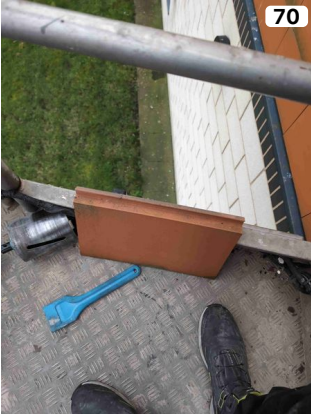
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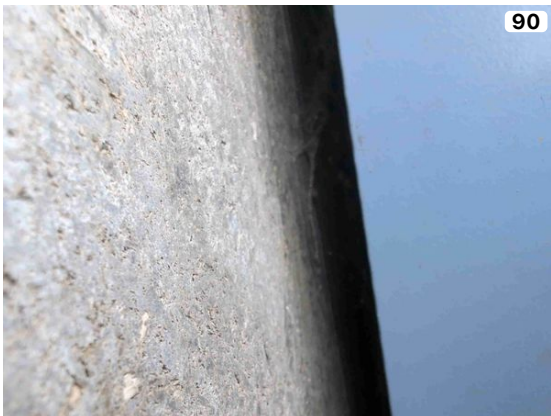
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Photos Continued...





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