

REF.	BUILDING	DATE	SURVEYOR
2	ANOTHER HOUSE	09/11/21	SURVEYOR

BUILDING ELEVATION / LOCATION OF INSPECTION **BUILDING HEIGHT / STOREY**



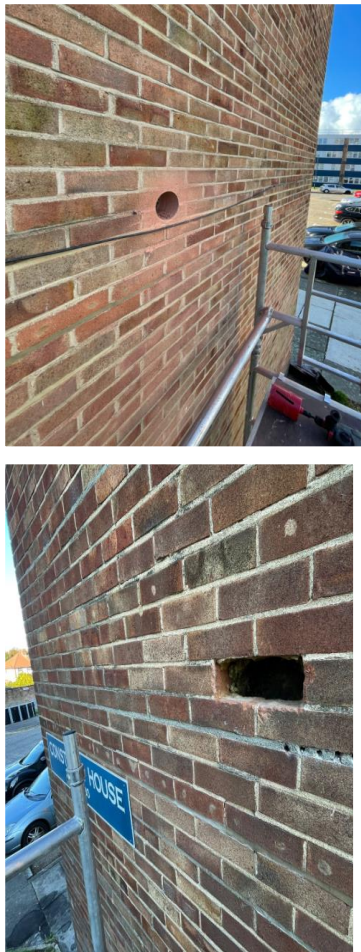
Height = 6 storey building. Height using Disto x4 = 15.4m
 + 2.1m = 17.5m
 This includes a 2.1m technical allowance for the lower storey entrance area (as per Approved Document B: regulation 7 (4)(b) measured from the lowest ground level adjoining the outside of a building to the top of the floor surface of the storey.)

INTRODUCTION


Capital PCC were commissioned by a London Borough to undertake investigatory works to external cladding & building envelope component systems to various locations at Constable House. Within the report Capital PCC have referenced material Euroclass designation and associated combustibility risk factors from the RICS Guidance note “Cladding For Surveyors” issued in March 2021 as supplementary guidance in relation to the issue of EWS1 forms. A tabulated extract from the guidance can be found as an appendix to this report.

EXTERNAL WALL INSULATION SYSTEM – MATERIAL BUILD-UP



Location of inspection	On masonry, brick flank wall elevations – one per elevation. Above compartment (floor) line between 1 st /2 nd floors of accommodation
System	Traditional masonry construction with full fill cavity insulation
External fabric/thickness	100mm thick face brick
External fabric combustibility	Euroclass A1 or A2
Insulation/Thickness	150mm cavity with mineral wool (blown) insulation
Insulation combustibility rating	Euroclass A1 or A2
Inner fabric	Masonry
Inner fabric combustibility	Euroclass A1 or A2
Fire barriers	Cavity closed at compartment/floor line

<p>System combustibility rating</p>	<p>Euroclass A</p>	
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OUTER CONSTRUCTION



<p>Material type</p>	<p>Face bricks</p>	
<p>Material depth</p>	<p>100mm</p>	
<p>Comments</p>	<p>Euroclass A</p>	

INSULATION	
Material Type	Mineral wool
Material depth	150mm
Comments	Mineral wool is categorised Euroclass A1 or A2. Full fill of cavity gives no possibility of combustion passageway within envelope

INNER CONSTRUCTION	
Material type	Inner masonry construction
Material depth	Presumed min 75mm
Comments	Euroclass B or lower

FIRE BARRIERS		
Horizontal	Cavity closed at floor lines via floor slab <ul style="list-style-type: none"> Photos indicate floor slab protruding across the cavity to the outer skin of brickwork, brick slips affixed to it for aesthetics. 	 
Vertical	Cavities are closed	
Windows	No windows present in flank wall	
Penetrations	None present in flank wall	
ADDITIONAL NOTES / PHOTOGRAPHS		
We do not anticipate the requirement for remediation works to these elevations		
SYNOPSIS		
Does the entire system have, or is it likely to achieve, BS 8414-2?	No certificate supplied. System is likely to achieve.	
Has the system been installed in accordance with Approved Document B?	Wall would have complied with regulatory requirement at time of installation and would meet current requirement.	
Are there further recommendations?	The client has requested for this block to be remediated based on the materials present.	
REPORT AUTHOR & SIGN OFF		
Signed: at Capital PCC Ltd		Date:
Checked By at Capital PCC Ltd		Date:

*See appendix extract table from "Cladding For Surveyors" guidance note issued by the RICS 2021

	High-level risk	Medium-level risk	Low-level risk
Cladding panels	Non-FR ACM PE cored Non-FR HPL panels Natural wood cladding Laminated wood panels in CLT GRP panels PVC cladding boards	FR HPL FR ACM Honeycomb bonded panels Brick slips (see below) Basalt panels (Rockwool*) Composite stone panels Acrylic polymer (corian*) Glass composite Glass-fibre reinforced polymer composite panels (Steni*) Brick slips (see below)	Metal panels Terracotte tiles Natural stone panels Reconstituted stone panels GRC panels Fibre cement cladding Precast brick panels Precast concrete panels
Brick slips	GRP backed system Insulated brick slip system	Cement particle board board system Magnesium oxide panel backed system	Steel backing (Corium*)
Render systems	Render on EPS insulation render on phenolic insulation		Render on mineral wool
Insulated panels	GRP panels with non-mineral wool insulation core Metal insulated panels with EPS/XOS insulation core	Metal insulated panels with hybrid closed-cell insulation core (QuadCore™ by Kingspan*) Metal insulated panels with PIR insulation core Metal insulated panels with PUR insulation core Metal insulated panels with PF insulation core	Metal insulated panels with mineral wool insulation core
Insulation materials	PIR insulation boards PUR insulation boards XPS insulation boards PF boards		Stone wool insulation Glass wool insulation
Backing wall	Timber frame Timber sheathing boards Insulated Concrete Form (ICF)	SIPs panels Composite metal panels	Concrete Blockwork Brickwork Non-insulated SFS with cement particle sheathing boards SFS with cement particle sheathing boards and mineral wool

Risk levels are as follows:

- **High-level risk:** materials are typically rated as Euroclass B or lower.
- **Medium-level risk:** material are typically rated Euroclass B. However, some material within the specified range of products can achieve Euroclass A.
- **Low-level risk:** materials are typically rated as Euroclass A1 or A2.

Table 1: Typical risk status for different materials