

## CASE STUDY: Fire stopping in communal areas



### Fire stopping project ENFIELD

#### Summary

Following a visit from the local fire authority, which highlighted significant issues at the block, the managing agent asked Ellis, Sloane & Co (ESC) to review the overall standard of fire stopping measures and compartmentation present throughout all common areas (in particular the riser cupboards) and prepare a report detailing our findings, and a schedule of works to rectify the issues highlighted.

#### Issue to be resolved

Upon our inspection, the following issues were identified within the riser cupboards and were consistent throughout the property.

Incorrect materials used to fill gaps to door frames (PU foam to surrounds);

- Unprotected/exposed timbers and lintels;
- Missing threshold plated/door stop (Open Riser only);
- Holes drilled into the ceiling voids;
- Missing and damaged sections of plasterboard;
- Poor Fire Batt installation;
- Unprotected structural steel H beams/RSJs; and,
- Missing fire stopping completely between electrical and water risers horizontally and vertically.

Other areas of concern were identified and listed below:

- Ground floor gas intake/meter room – fire stopping between the intake room and the open riser system is required;
- Ground floor electrical intake/meter room – fire stopping to wall where cable tray enters ceiling void above escape route from rear lobby door area; and,

- Gas and electrical intake/meter areas to right side of building where doors are not fire rated, walls are not fire stopped and are located on an escape route (within the fenced off section of the undercroft car parking area.)

#### Action taken

A visual inspection was undertaken by our in-house Senior Risk Assessor (TechIOSH/ MIFSM) and an in-house Chartered Building Surveyor (BSc (Hons) MRICS). We felt it prudent to utilise the expertise of both specialists as the issues needing resolution spanned both disciplines. As well as checking each and every riser cupboard, samples of the ceiling tiles throughout the property were raised to inspect cable breaches through compartment walls within the ceiling void to the demised flats and between compartments where cross corridors were located.

#### Result

It was evident from the site inspection that the existing fire stopping measures and compartmentation was inadequate and required immediate attention, in order to ensure the safety of the buildings occupants and integrity of the structure are maintained. A Schedule of Works was drafted and tendered with specialist fire safety consultants/contractors, in order to ensure the works are completed to the required standard and comply with all relevant legislation and standards.

#### Next Steps

Quotations were received and a program of repairs put together. The works required the JCT Minor Building Contract with Contractor's Design.