



Quality Alert

Fixings

Over a number of years we have had several incidents post completion where items have fallen from walls/ceilings due to deficiencies with the fixing type and/or wall substrate. Some of these incidents caused minor injuries to users of the building, and others occurred over a weekend when the building was closed, however should it have occurred during opening times there could have been a serious injury.

A few examples of the incidents are as follows:

- Light fitting falling from wall in a SEN classroom hitting a child during the 12 month defect period. *Cause—Incorrect fixings used.*
- High level kitchen cabinet fell from wall over a weekend, 4 years after completion. All schools where this contractor had installed the units had to be checked and remedials carried out at a cost of approx. £10k. *Cause—Incorrect fixings and inadequate substrate.*
- TV fell from wall above teachers desk on a weekend, 2 years after completion. *Cause—The TV had been fixed to an existing wall with an inadequate substrate*

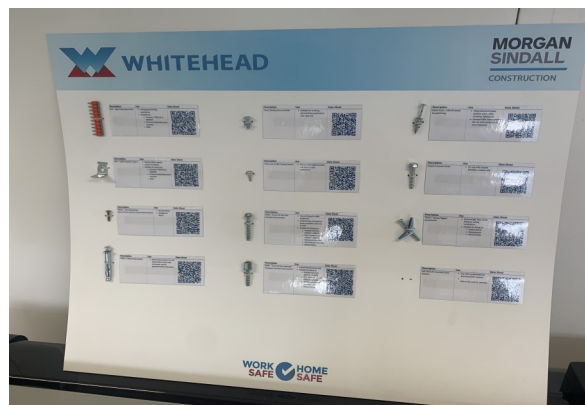
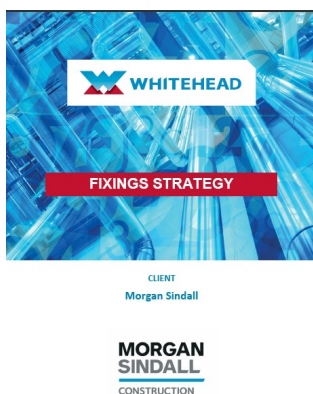
To ensure we and our supply chain avoid these incidents in the future it is essential that we consider the following key points:

- Understand the load, the environment and what we are fixing to
- Review manufacturer's guidance for the fixings and check the installer has the required experience and training

Ideally a fixing strategy should be introduced across all projects. This is to be developed by each supply chain member and communicated to all operatives using a fixings board as illustrated below.

Alongside this, additional checks should be carried out to assess the suitability of wall build ups and substrates into which we will be fixing. These checks should form part of the supply chain's quality checklists and subsequent inspections.

Guidance is available on the Construction Fixings Association website the-cfa.co.uk



Legislation—All fixings sold for Safety critical items require suitable approval.
BS8539 is the standard for fixing anchors to concrete and masonry

- Designers - Need to know substrate and load of item being fixed
- Specifiers - Select correct fixing for environment substrate etc
- Contractor(s) - Ensure correct fixing is installed through inspection process
- Installer - Ensure competence of installer and manufacturers instructions followed
- Testers - Testing followed in accordance with testing strategy/requirements



Everyone has the right to be

100% Safe