

Fire stopping around services and fire door linear gaps



Two University accommodation blocks

Summary

The university carried out a fire protection survey of two campus accommodation blocks, nine years post completion. The findings of that report was riddled with fire safe issues around ceiling / riser services and linear gaps to door frames.

The issues found:

- The wall structure was not correctly formed to receive services in accordance with the manufacturers recommendations.
- The fire protection around the main services although installed by a registered fire protection contractor was totally inadequate (photo 1) . Riser services had missing fire collars and batt infills.
- Support to the fire dampers was also in question?
- Non fire rated expanding foam, to varying degrees of fill, was placed around the linear gaps to the FD30 /60 door frames. (photo 2).

A review of the contracts archived information, gave us a list of contractors that were engaged on the project, some of which have ceased trading. Inspections, sign off information could not be found. However, we did eventually find the information of the original products installed, which we matched for compatibility. From the surveys submitted from the client, we could only establish a few incidents in which the client had caused damage due to the above comment having no records.

Actions

After our investigations and consultation with the client and contractors, planning and actioning the remediation to ensure full compliance to regulations, specifications and manufacturers data. All remediated items were fully recorded at the different hold point with photographic and written evidence etc. The linear gap had the foam racked back, then filled with a 1 to 1 ratio of fire mastic and compressed by the replaced architrave. The fire stopping around services was recorded on fire-tronics by the installer. All collated records have been supplied to the client.

The cost to the business was £75,000

Key Learning. This advice should be used, where the above is applicable, and the information discussed with your team highlighting the following points:

- **Bullet 1 Absolute record keeping throughout the project via photos evidence, marked up drawings etc.**
- **Bullet 2 Utalising Fire-tronic surveys if available**
- **Bullet 3 Ensure the interfaces between trades are correct, inspected and signed off**
- **Bullet 4 Proofing via invasive inspection to ensure compliance**
- **Bullet 5 Collating the competence and level of training certification of installing operative (critical factor to establish that level) View the following Firas Warrington certification ltd, LPS loss prevention certification board and IFC installer certification ltd , on what they are certified to install.**

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