

C S Stokes and Associates Limited

Mr C Stokes

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30th January 2017

Mrs J Wray
TMO Health, Safety and Facilities Manager
The Network Hub
Kensington & Chelsea TMO
292A Kensal Road
London W10 5BE

Subject: Grenfell Tower installation of new main gas pipe work.

Dear Janice,

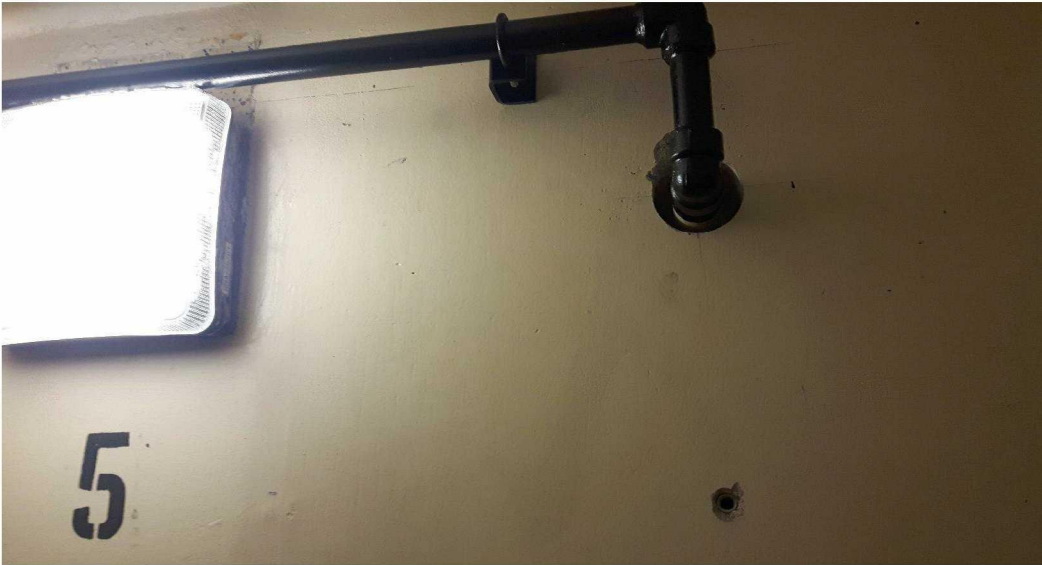
Thank you for asking me to comment on look at the installation of the new gas pipe work within Grenfell Tower, this new gas pipe is to provide a gas supply to each individual apartment where gas appliances are installed/fitted. The main gas pipe up to the flats comes underground into the building and then up into the lobby area outside of the main electrical intake room at the ground floor level. From here it has been installed in the staircase enclosure. At each floor level of the building the gas pipe then penetrates the staircase enclosure wall and is fixed at high level to the lift lobby area wall. As the pipe travels around the lift lobby area there are branch pipes taken into the individual apartments, these branch pipes penetrate the compartment wall between the apartment and the lift lobby area. The staircase enclosure compartment wall is a probably a minimum of 120 minutes of fire rating and the apartment to lift lobby area compartment walls are a minimum of 90 minutes of fire rating.

The Building Regulations would require for this building that the compartment walls are a minimum of 90 minutes fire rated.

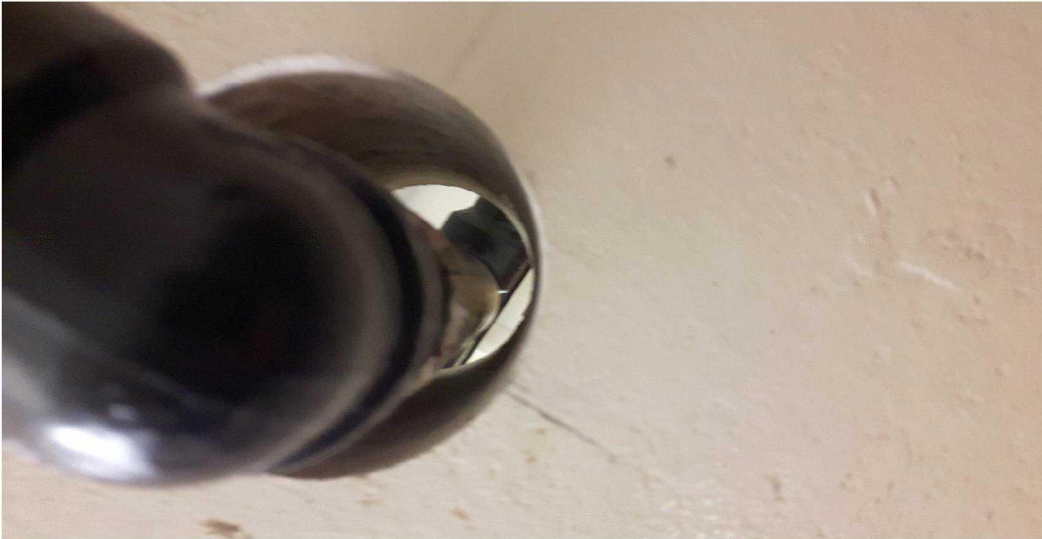
I visited the building on Thursday the 26th January 2017, after our meeting. My comments and observations are the following.

I have assumed that the metal gas pipe being installed within this building is compliant with all fire safety, gas safety and Building Regulation requirements.

Where the gas pipe penetrates the staircase compartment wall at each floor level there are presently gaps around the pipe, the hole has not been made good. This can be seen in the next 2 photographs.



Gas pipe passing through the staircase to lift lobby area compartment wall, no fire collar has been fitted and the hole has not been made good.

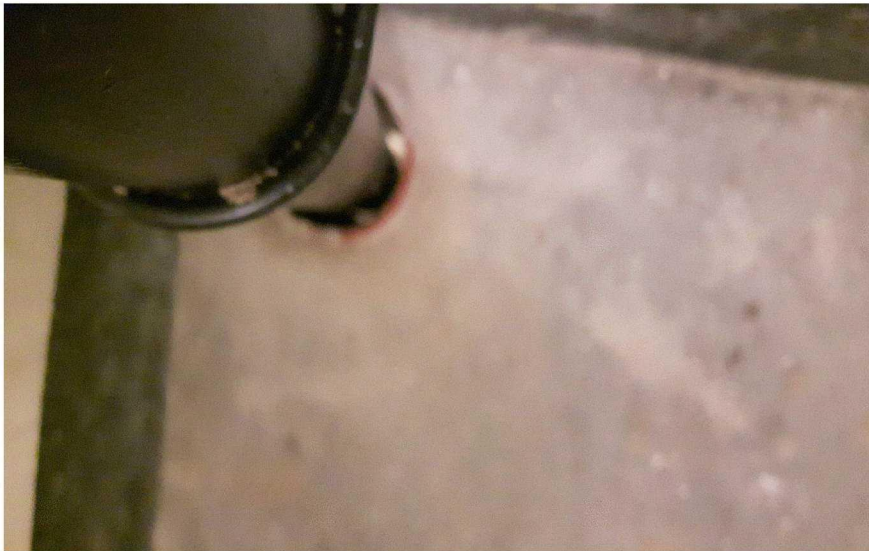


Where the gas pipe passes into the apartments the hole made has been made good, but what materials have been used to undertake this in filling?

Where the gas pipe penetrates the staircase landing there is a hole through the staircase landing area which has not been made good, please see the second photograph on the next page.



Gas pipe passing through the flat to lift lobby area compartment wall, what fire stopping materials have been used to in fill this hole around the pipe?



Pipe penetrating the staircase landing, hole through the landing, the hole not made good.

Conclusions

1. As structural work is being undertaken within this building as part of this project has a Building Regulations application been made for the work/project?
2. All holes in compartment wall must be suitably fire stopped using fire rated materials of a minimum of 90 minutes fire rating.
3. Documentation should be provided by the gas contractor showing the fire rated materials used for the fire stopping of the compartment walls and the fire rating of the fire collars used.

