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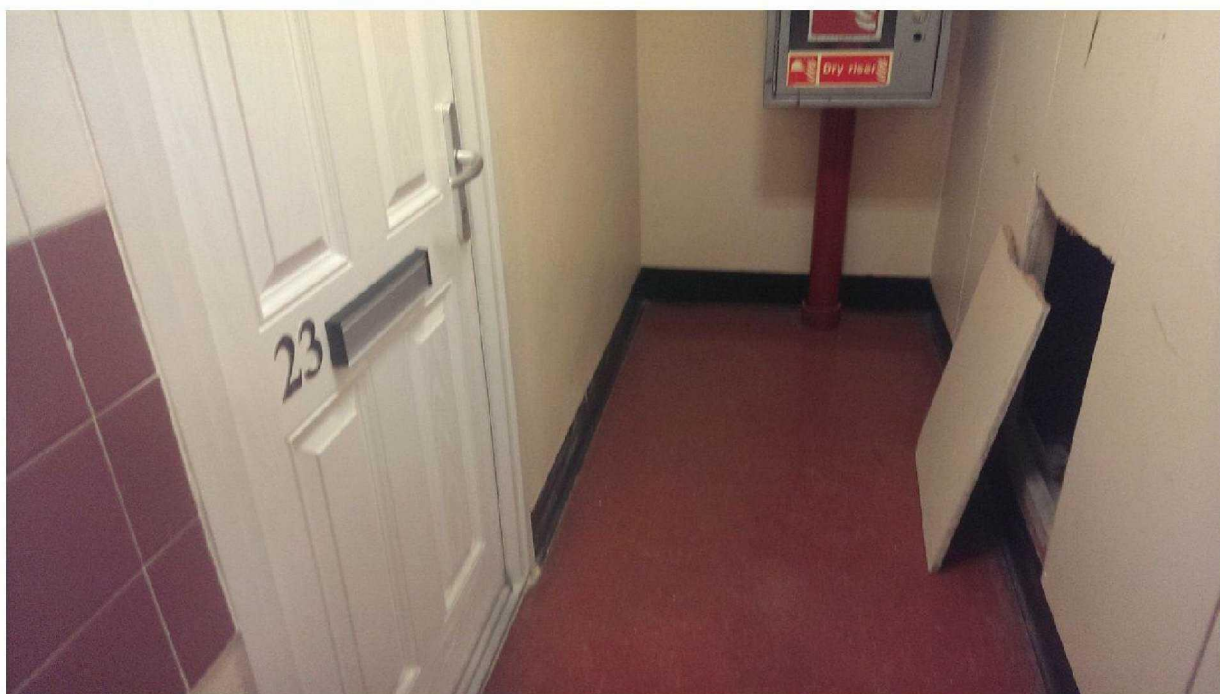
10th April 2015

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

Subject: Grenfell Tower Grenfell Road London W11 1TQ

Dear Janice,

Thank you for asking me to visit the above premises yesterday, Thursday the 9th April 2015, to look at the **damaged boarding which covers in the electrical riser on each lift/flat lobby area, this damaged boarding is on the 2nd floor level opposite flat 23.** Any comments I may have, are numbered after each paragraph.



1. I would recommend that this damaged boarding is replaced as soon as possible with a similar piece of boarding. This boarding does not require to be fire rated as the floor slabs are fire stopped/sealed at each floor level.
2. I would also recommend that the electrical wiring within this riser is checked to make certain that no unauthorised electrical work has been undertaken, otherwise why would this cover have been removed. If it is found that unauthorised electrical work has been undertaken then this work should be disconnected and made good.

The fire officer and his operational crew who was undertaking the visit to the building was undertaking a familiarisation visit, this is called a 7.2.(d) visit by the Fire Service from section 7.2 (d) of the Fire Services Act. These visits are so that the operational crews can look at the building and gain knowledge and information of the fire system installed within it and the buildings layout etc. I believe that at the last liaison meeting between the TMO and the Fire Service an invitation to undertake these visits was given by the TMO. The fire officer asked about the damaged cover boarding and if it was required to be fire rated.

There are 4 panels of boarding on each side of the 2 lifts on each floor level of this building a total of 8 panels per floor level, these are chipboard with 1 panel on each side fixed by screws and not nailed as an access panel. As explained above these panels are not required by the Building Regulations to be fire rated as each riser is sealed/fire stopped at the floor level. This boarding is to stop unauthorised persons interfering with any cables and/or pipes contained within the risers, these cables could be on show if necessary.

The Building Regulations only requires that risers/shafts that penetrate floors etc with holes and gaps in the floors, ie no fire stopping have 30 minute fire rated covers, boarding etc separating the riser/shaft to the protected area, in this case the lift/flat lobby area. So the presently installed panels are suitable and fulfill the requirements of the Building Regulations and therefore the Fire Safety Order

Ventilation

While I was on site yesterday I met with the ventilation consultant who is designing the new flat/lift lobby area and staircase ventilation systems, full details of these systems are to be provided. But according to the consultant the systems have been agreed in principle with both the RBKC Building Control department and the London Fire Brigade fire engineering team.

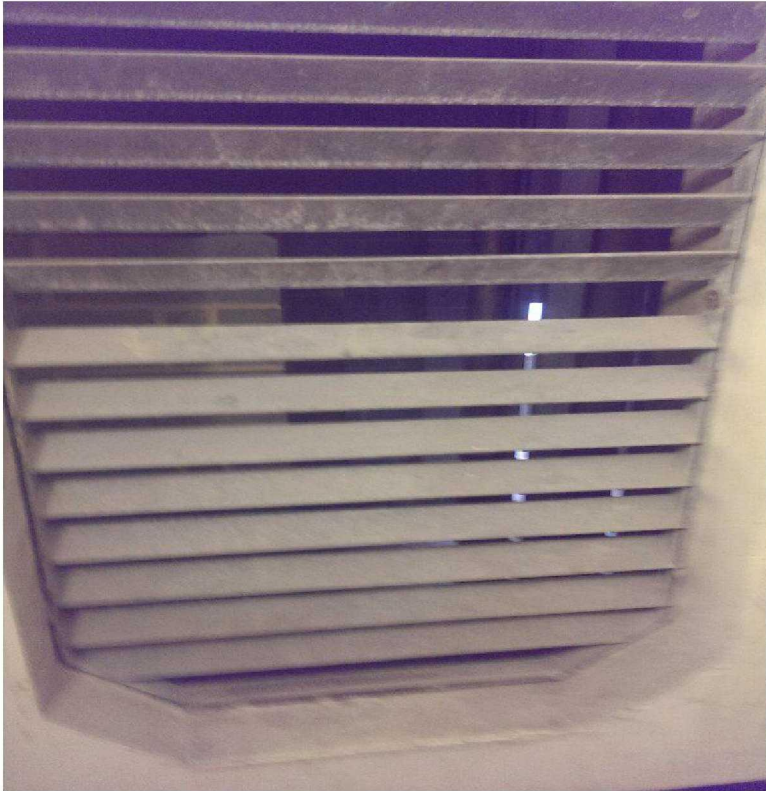
In brief the staircase system will be a mechanical system with extraction at the head of the staircase which will draw out any smoke etc. The flat/lift lobby area ventilation systems will utilise the existing ventilation shafts but with new plant and motors etc being installed. The flat/lift lobby area ventilation systems will also be welfare air flow systems for day to day use.

The presently installed in flow air vent at the base of the tower's staircase, which was to open air but is now an internal feature will not be needed for this new ventilation system, the consultant advises that this hole in the staircase wall could be bricked up.

3. I would recommend that the contractors are asked to confirm in writing what the ventilation consultant stated on site, that the in flow louvered air vent at the base of the tower's staircase ca be bricked up. The fire rating of the brick work where

the hole is in filled should be to the same fire resistance as the remainder of the staircase wall.

4. Can Rydon's please confirm the fire rating of the wall area where the in flow louvered air vent is located and that the in filled brick work will be to this standard?



Louvered vent at the base of the staircase



New internal construction seen on the other side of the louvered staircase vent

On the 1st floor level flat/lift lobby area the vents now opens out onto the construction area.



The construction site can be seen through this ventilation grille

5. These grilles/vents should be sealed off with 1 hour fire rated boarding on the construction site side of the wall. This is to stop smoke, fire etc in the event of a fire on the construction site entering the building at this floor level and the upper floor levels by way of the ventilation shaft. I would recommend that Rydons confirm to the TMO when this fire stopping has been undertaken.

Breaches of the staircase walls

A new door opening has been created into the staircase and there are 2 holes in the staircase wall, these are just above the walkway level. It is irrelevant that there is a “stay put” policy for the residents of this building if there is a fire in the building, the staircase must be maintained fully functional and a means of escape route at all times. The residents must have the ability to leave the building at any time if there is a fire situation by a safe exit route.

6. The door opening and the two holes in the wall of the staircase should be boarded over completely on the construction site side of the openings with 1 hour fire rated boarding. This is to stop smoke, fire etc in the event of a fire on the

construction site entering the staircase of the building which is the buildings means of escape route. I would recommend that Rydon's confirm to the TMO when this fire stopping has been undertaken.



Non fire rated hoarding and a gap on the right hand side



Hole in the staircase wall

Breaches of the entrance hall area ceiling and wall

There is a hole in the entrance hall area ceiling and in the wall between this area and the walkway level lift lobby area.

7. The holes in the ceiling and wall linings of this area should be filled in with 1 hour fire rated materials or boarding. This is to stop smoke, fire etc in the event of a fire on the construction site entering this entrance hall area which is the means of escape route from this building. I would recommend that Rydon's confirm to the TMO when this fire stopping has been undertaken.

The hoarding and door on the walkway lift lobby area

The hoarding with a door in it has been constructed on the walkway lift lobby area so access can be gained to the construction site. It is normal that a 1 hour fire rated structure is constructed to separate any construction site from a means of escape route in use.

8. Can I ask what was in the TMOs specification about the fire rating of any hoarding and doors which are to separate the constructed area from the residential areas of the building. The building Regulations normally requires a 1 hour fire separation.
9. I would recommend that the hoarding and the door at this walkway level are constructed of fire rated materials in accordance with the Building Regulations requirements. This is to stop smoke, fire etc in the event of a fire on the construction site entering this walkway lift lobby area which is the means of escape route from this building. I would recommend that Rydon's confirm to the TMO when what is to be undertaken and when regarding this issue.

Signs on the staircase doors

Signs have been placed on the staircase doors, stating that the "Staircase is for emergency use only". The staircase in this building is the normal route for the residents of this building as well as the means of escape route for the building's residents in an emergency situation. The staircase must be available to be used at all times and the residents must have the ability to leave the building at any time if there is a fire situation by a safe exit route. It is irrelevant that there is a "stay put" policy for the residents of this building if there is a fire in the building.

10. I would recommend that the signs should be removed from the staircase doors immediately, this is the buildings staircase and is not just an emergency route.



Sign on the staircase doors

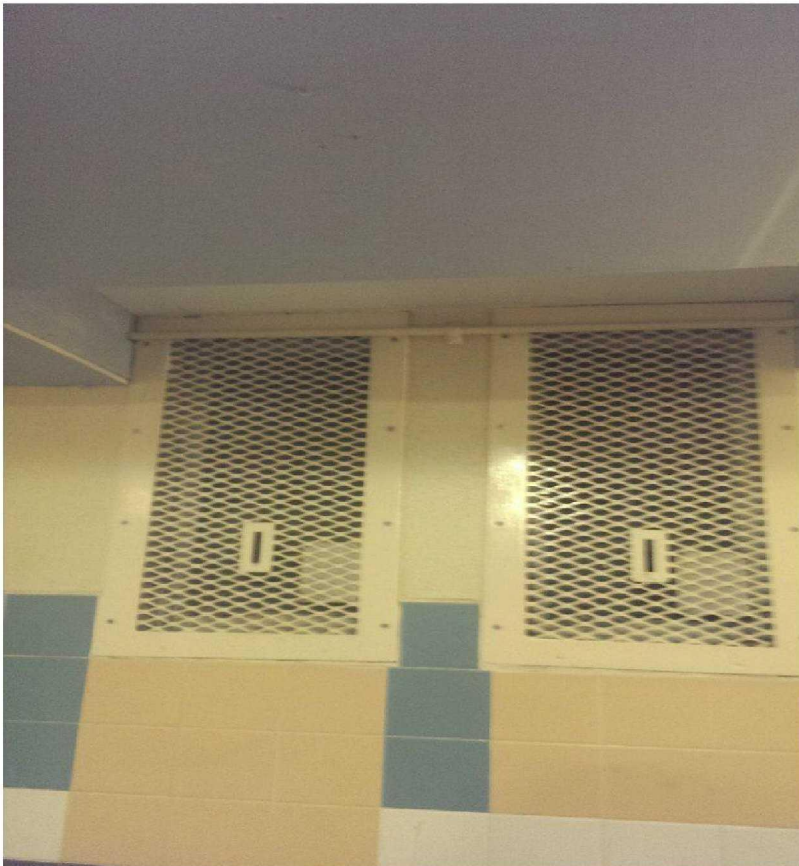
New ceilings on the flat/lift lobby areas

New ceilings are being installed on the flat/lift lobby areas along with a boxed in area where the valves and pipes of the new heating system will be located, below are photographs taken on the 14th floor level where the new ceilings and cupboards have been partly constructed. The ceilings and the cupboards are fire rating and to the specification as stated in the construction documentation as issued by the TMO, I am told.

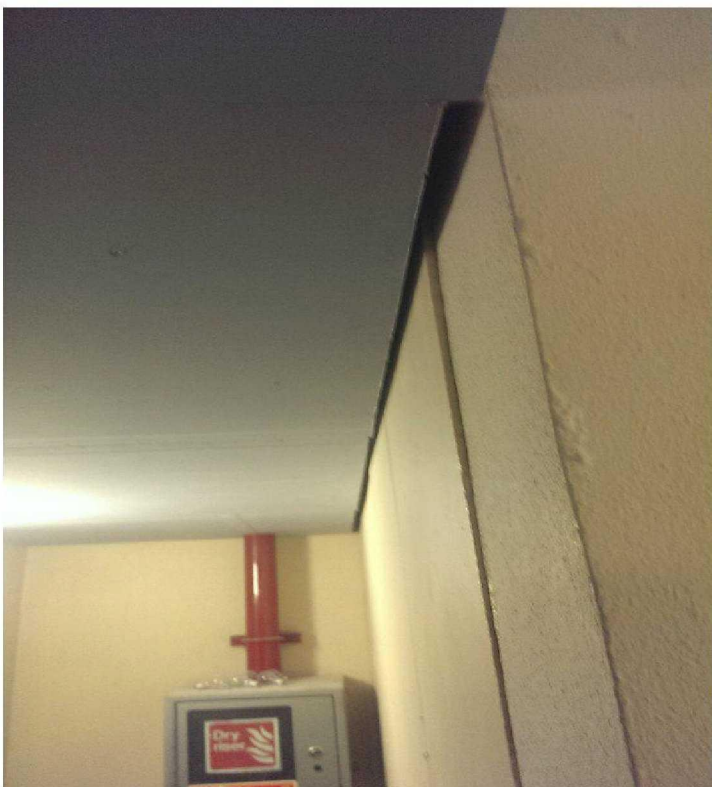
The construction of the ceilings and the cupboards is of plasterboard on a timber frame with the doors of the cupboards being 30 minute fire rated doors fitted with cold smoke seals and intumescent strips. The doors will have locks on them.

I was told that where the ceiling abut up to the walls the access panels of the risers are being cut at the new ceiling height so access to the electrical cable risers is maintained.

11. Can I ask what was in the TMOs specification about the fire rating of the ceilings and how they would abut the riser panels, as the contractor says that he is constructing the ceilings to the agreed specification.
12. The riser panels are not being replaced but there are being removed to be altered where the new ceiling joins up to them. I would commend that the contractor is asked just to check the fire stopping of each riser at the floor level when the panels are removed. If any fire stopping work is needed to the floors then I would recommend that this is undertaken at this time. This fire stopping should be of 1 hour fire rating.

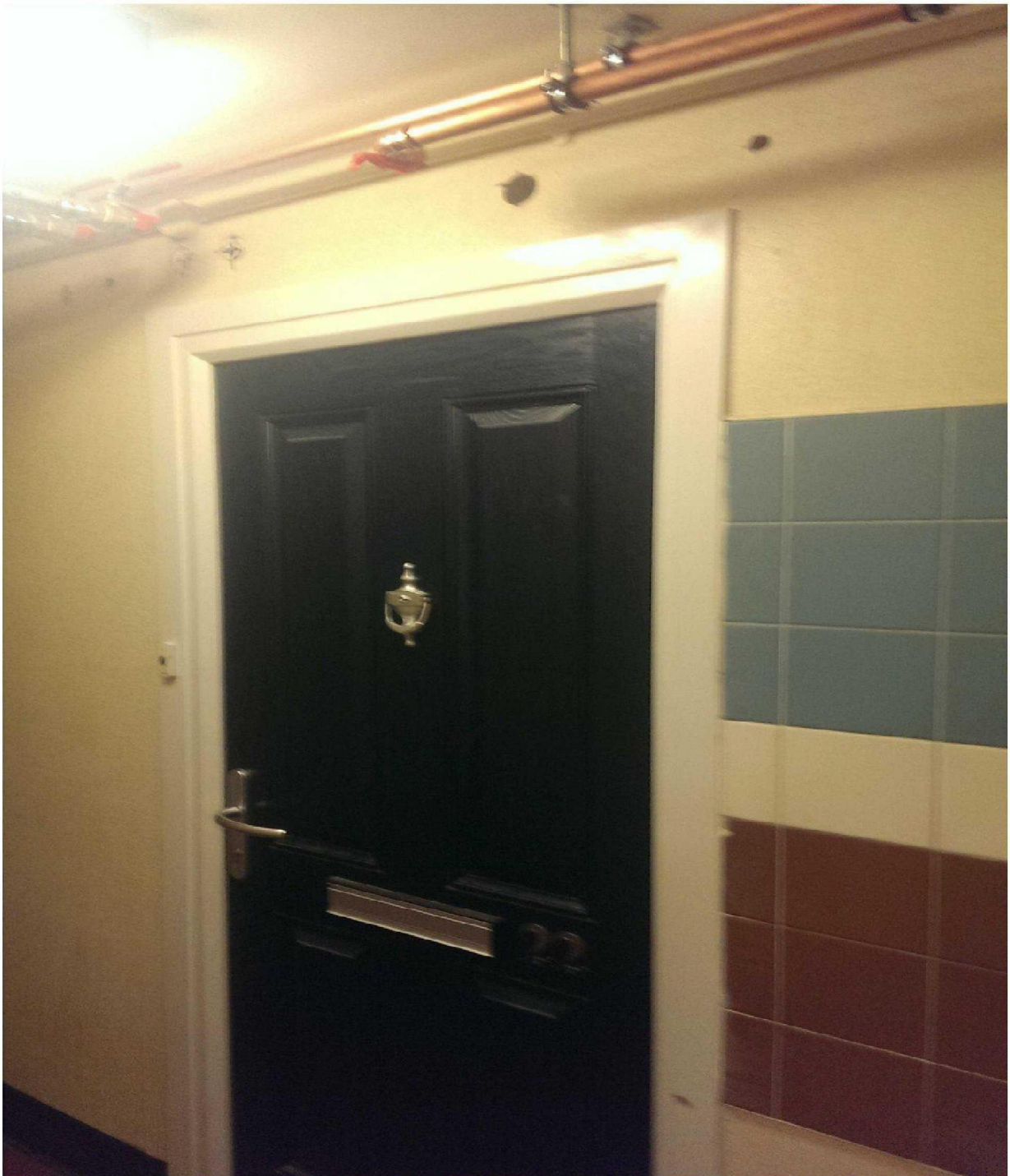


New ceiling around vents



Wall access panels to be cut at the new ceiling height so access to the electrical cable risers can be maintained

On this floor level the new pipe work can be seen, there is fire stopping into the flats where the pipe holes have been drilled through the flat/lift lobby to dwelling walls.



14th Floor level showing pipe work and holes



Pipe holes sealed into the flats

Please feel free to contact me if you require any further assistance on any of the comments that I have made, all of the above mentioned items were discussed on site yesterday with the Simon O'Connor the project manager for Rydon's. He said he would start the above mentioned works as soon as he could and after he had spoken with his line manager.

Yours Sincerely

Carl Stokes