

GRENFELL TOWER (3482)

MINUTES OF MEETING WITH BUILDING CONTROL

Held on site at Grenfell Tower.

Present: Dave Hughes, Steve Blake, John Hoban, Paul Hanson, Neil Crawford

Apologies: None

Distribution: All those above, plus: Claire Williams, Neil Reed, Andrew Malcolm, Tony Batty, Jon White, James Clifton, Alan Whyte, Andy Bridges, Jonathon Earl, Richard Moss, Richard Hamilton, Dave Bradbury, Matt Smith

Minutes taken by: Dave Hughes

		ACTION
1.00	Existing Residential Floors	
1.01	HEAT DISSIPATION VENTS TO RISER CUPBOARDS Building Control will <u>not</u> accept any ventilation into the new riser cupboards, including intumescent vents. Temperature in cupboards during walk round was not great and system is running at maximum capacity. Rydon to discuss with Max Fordham about the need for heat dissipation to cupboards.	Max Fordham to advise
1.02	EXISTING RISER CUPBOARDS Chipboard to existing risers does need to be upgraded as refurbishment works and area had not been adversely affected. However Building Control do recommend that client upgrade to FD30S doors especially on electrical riser and/or assess risk by means of fire risk assessment	KCTMO
1.03	GAS RISER VENTS TO FLATS There is no legislation requirements that mean vents have to be installed to risers containing gas pipes. These works are being done at client's request	Note
2.00	New Flats (Mezzanine & Walkway+1 Floors)	

2.01	New front doors require one of the intumescent strips changed to a smoke seal	Rydon
2.02	All Heating pipes above HIU need be insulated	JSW
2.03	BC do not require heat detectors to kitchens of flats on mezzanine level as escape corridor is under 9m long	Note
2.04	Any smoke detectors already installed in kitchens are recommended to be changed to heat detectors to reduce possible false alarms	JSW
3.00	Boxing Club	
3.01	MAIN DOOR Needs to be openable from inside by means of thumb turn for easy escape during emergency	Rydon
3.02	FIRE ESCAPE LOBBIES (BC Corridor & Lift Lobby) Building Control requested confirmation that extract/ventilation system has taken in account, occupancy, fixtures & fittings of boxing club.	Max Fordham
3.03	SMOKE DETECTION There is no requirement for smoke/heat detection in main room as classified as a single open space. However client should require occupants to do fire risk assessment and include some kind of fire warning as condition of lease. A bell is the simplest form of fire warning system.	KCTMO
4.00	Future Store Room (current Rydon site office)	
4.01	There is no need to install an AOV system to this room as it is protected by a lobby with fire rated doors	Note
5.00	Ground Floor Community Room	
5.01	Window AOV system in corridor must be linked back to main fire panel in main entrance lobby.	JSW
5.02	AOV in bathroom does not need to be ducted as toilet area is not escape route. Wall to corridor requires vents to enable smoke to be extracted though toilet.	Rydon
6.00	Ground Floor	

6.01	Louvre in door to service riser / switch room needs to be low level as on ventilation side of E/V system. Switch room door will need to be upgraded to FD30S as service riser will now come part of 60min fire zone.	Rydon
6.02	BC still need confirmation of final details of the key switch arrangements to powered ventilation system – see attached BC memo	JSW
7.00	Door Entry System	
7.01	BC require confirmation of manual release mechanism to controlled doors	JSW
8.00	As built drawings / information	
8.01	All required drawings to be sent to BC	NC
9.00	Building Control Sign Off	
9.01	BC will not be able to issue final certificate until all works are complete - this certificate is not a requirement for occupation	Note
9.02	BC recommend that client get their Fire Risk assessor to assess building, access routes and working systems (inc. AOV's, Fire alarms) prior to occupation of new flats and opening of new entrance lobby	KCTMO