

Ryan Smith
ADS COMMERCIAL

PLYMOUTH CITY COLLEGE

fire stopping conditional survey

Tuesday, 13 February 2024

Prepared For Greg Parry

198 Issues Identified



PLYMOUTH CITY COLLEGE



GROUND FLOOR AT 309

Recommend compliant bedding including.

The PFP FR EX Mortar dry white powder consisting of inorganic compounds and perlite.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier.
Indicates blue arrows.



GROUND FLOOR AT 309

As per above



GROUND FLOOR AT 309

Fire FR collars for all penetrations to the floor main sewage pipe, cable bunching and gas line.

Finished with The PFP FR 50mm Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant



GROUND FLOOR AT 309

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant



GROUND FLOOR AT 310

Recommend compliant bedding including.

The PFP FR EX Mortar dry white powder consisting of inorganic compounds and perlite.

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier.
Indicates blue arrows.



GROUND FLOOR AT 310

As per above

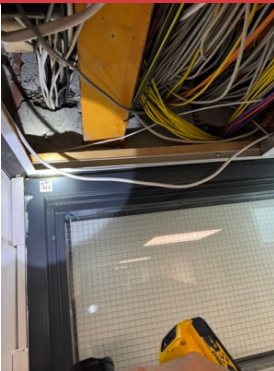


GROUND FLOOR AT 313

NO ACCESS

Assume riser is as per existing ground floor.

Quote accordingly to match risers on ground



GROUND FLOOR SOUTH DOORS AT 311

Compartmentation works to door heads.

Fire FR collars for all penetrations to through including pipe, cable bunching with cable trays and limiting to 80mm bunch. Current cabling is not compatible with fire regulation and requires separation. Current cabling trays to be installed correctly.

Installation of 50mm 30 minute PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls

Sealing with

ROCKWOOL FirePro Acoustic Intumescent Sealant up to 20mm



GROUND FLOOR SOUTH DOORS AT 311

As per above...

To include the removal of all non fire tested foams
Replace with as per above.



GROUND FLOOR SOUTH DOORS AT 311



GROUND FLOOR NEW SOUTH DOORS AT 311

For all secondary additional FD30s doors.

All up through the building on the south and north doors to include

Timber partitions to be constructed.

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier. Indicates blue arrows.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR 50mm Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant



GROUND FLOOR NEW SOUTH DOORS AT 311



GROUND FLOOR NEW SOUTH DOORS AT 311

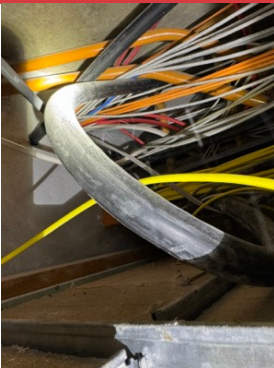


GROUND FLOOR NORTH DOORS AT 312

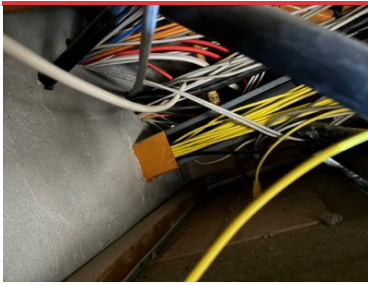
As per 311



GROUND FLOOR NORTH DOORS AT 312



GROUND FLOOR NORTH DOORS AT 312

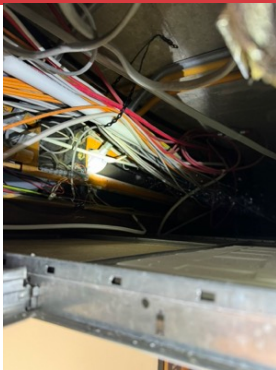


GROUND FLOOR NORTH DOORS AT 312



GROUND FLOOR NEW NORTH DOORS AT 312

As per 311



GROUND FLOOR NEW NORTH DOORS AT 312



GROUND FLOOR NEW NORTH DOORS AT 312



FIRST FLOOR AT 314

Recommend compliant bedding including.

The PFP FR EX Mortar dry white powder consisting of inorganic compounds and perlite.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier.
Indicates blue arrows.



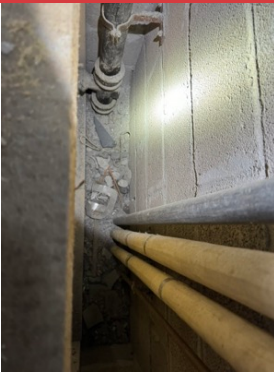
FIRST FLOOR AT 314



FIRST FLOOR AT 314



FIRST FLOOR AT 314



FIRST FLOOR AT 315

Recommend compliant bedding including.

The PFP FR EX Mortar dry white powder consisting of inorganic compounds and perlite.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier.
Indicates blue arrows.



FIRST FLOOR AT 315



FIRST FLOOR AT 315



FIRST FLOOR AT 315



FIRST FLOOR AT 315



FIRST FLOOR AT 315



FIRST FLOOR AT 316

Recommend compliant bedding including.

The PFP FR EX Mortar dry white powder consisting of inorganic compounds and perlite.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier.
Indicates blue arrows.



FIRST FLOOR AT 316



FIRST FLOOR AT 316



FIRST FLOOR AT 316



FIRST FLOOR AT 317

Recommend compliant bedding including.

The PFP FR EX Mortar dry white powder consisting of inorganic compounds and perlite.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier.
Indicates blue arrows.



FIRST FLOOR AT 317



FIRST FLOOR AT 317



FIRST FLOOR AT 317



FIRST FLOOR AT 361

Recommend compliant bedding including.

The PFP FR EX Mortar dry white powder consisting of inorganic compounds and perlite.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier.
Indicates blue arrows.



FIRST FLOOR AT 361



FIRST FLOOR AT 361



FIRST FLOOR AT 361



FIRST FLOOR SOUTH DOORS AT 318



FIRST FLOOR SOUTH DOORS AT 318



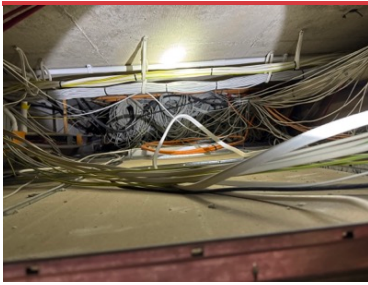
FIRST FLOOR NEW SOUTH DOORS AT 318



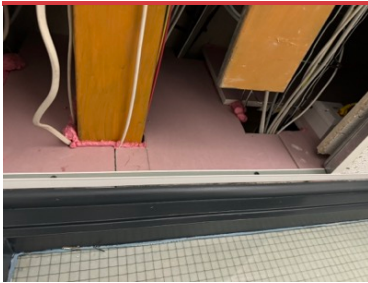
FIRST FLOOR NORTH DOORS AT 319



FIRST FLOOR NORTH DOORS AT 319



FIRST FLOOR NEW NORTH DOORS AT 319



SECOND FLOOR SOUTH DOORS AT 320



SECOND FLOOR SOUTH DOORS AT 320



SECOND FLOOR SOUTH DOORS AT 320



SECOND FLOOR NEW SOUTH DOORS AT 320



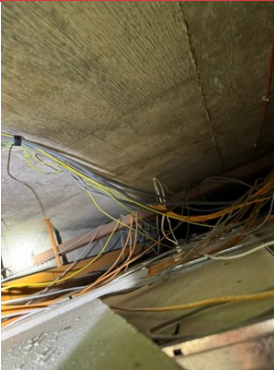
SECOND FLOOR NEW SOUTH DOORS AT 320



SECOND FLOOR NORTH DOORS AT 321



SECOND FLOOR NORTH DOORS AT 321



SECOND FLOOR NEW NORTH DOORS AT 321



SECOND FLOOR AT 322



SECOND FLOOR AT 322



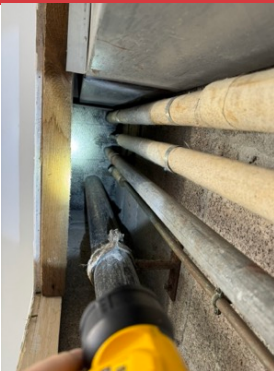
SECOND FLOOR AT 322



SECOND FLOOR AT 327



SECOND FLOOR AT 327



SECOND FLOOR AT 327



SECOND FLOOR AT 327



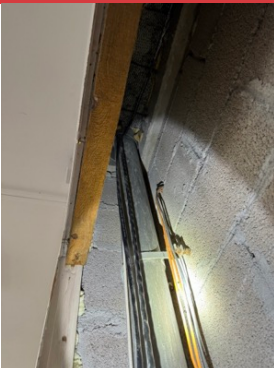
SECOND FLOOR AT 328



SECOND FLOOR AT 328



SECOND FLOOR AT 328



SECOND FLOOR AT 328



SECOND FLOOR AT 329



SECOND FLOOR AT 329



SECOND FLOOR AT 329



SECOND FLOOR AT 330



SECOND FLOOR AT 330



SECOND FLOOR AT 330



SECOND FLOOR AT 330



THIRD FLOOR AT 323



THIRD FLOOR AT 323



THIRD FLOOR AT 323



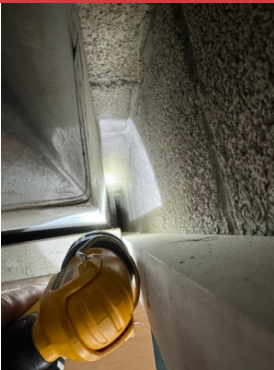
THIRD FLOOR AT 323



THIRD FLOOR AT 323



THIRD FLOOR AT 324



THIRD FLOOR AT 324



THIRD FLOOR AT 324



THIRD FLOOR AT 324



THIRD FLOOR AT 324



THIRD FLOOR AT 325



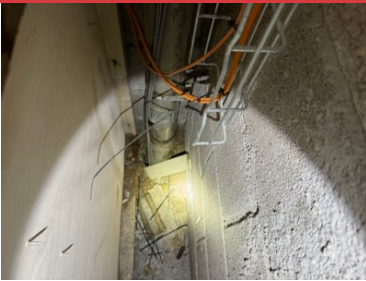
THIRD FLOOR AT 325



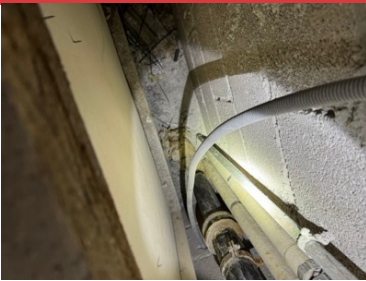
THIRD FLOOR AT 325



THIRD FLOOR AT 325



THIRD FLOOR AT 326



THIRD FLOOR AT 326



THIRD FLOOR AT 326



THIRD FLOOR AT 326



THIRD FLOOR AT 331



THIRD FLOOR AT 331



THIRD FLOOR AT 331



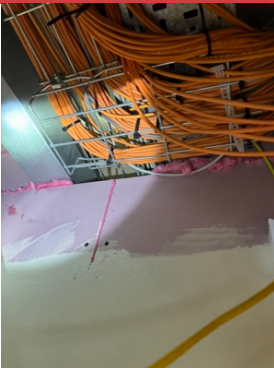
THIRD FLOOR AT 331



THIRD FLOOR AT 331



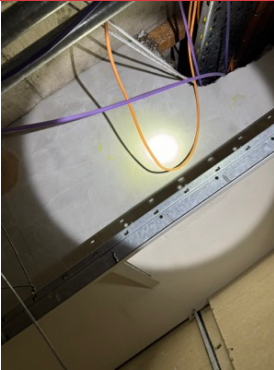
THIRD FLOOR SOUTH DOORS AT 332



THIRD FLOOR SOUTH DOORS AT 332



THIRD FLOOR SOUTH DOORS AT 332



THIRD FLOOR NEW SOUTH DOORS AT 332

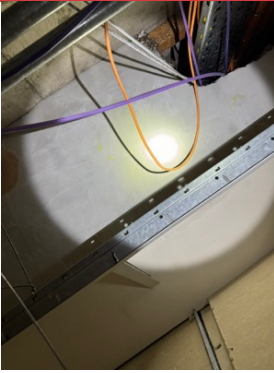


THIRD FLOOR NEW SOUTH DOORS AT 332



THIRD FLOOR NORTH DOORS

No door set there!



FORTH FLOOR SOUTH DOORS AT 333



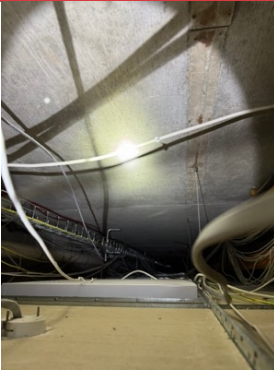
FORTH FLOOR SOUTH DOORS AT 333



FORTH FLOOR SOUTH DOORS AT 333



FORTH FLOOR SOUTH DOORS AT 333



FORTH FLOOR NEW SOUTH DOORS AT 333



FOURTH FLOOR AT 334



FOURTH FLOOR AT 334



FOURTH FLOOR AT 334



FOURTH FLOOR AT 334



FOURTH FLOOR AT 334



FOURTH FLOOR AT 335



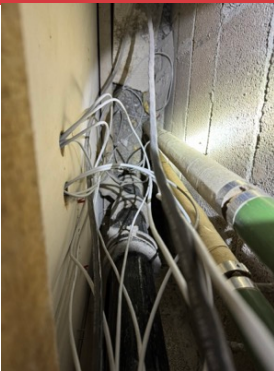
FOURTH FLOOR AT 335



FOURTH FLOOR AT 335



FOURTH FLOOR AT 336



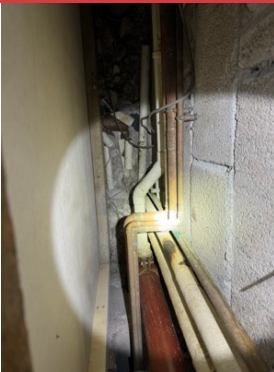
FOURTH FLOOR AT 336



FOURTH FLOOR AT 336



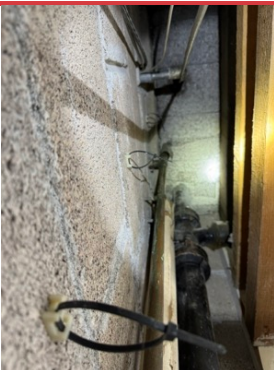
FOURTH FLOOR AT 336



FOURTH FLOOR AT 337



FOURTH FLOOR AT 337



FOURTH FLOOR AT 337



FOURTH FLOOR AT 337



FOURTH FLOOR AT 338



FOURTH FLOOR AT 338



FOURTH FLOOR AT 338



FOURTH FLOOR AT 338



FOURTH FLOOR NORTH DOORS AT 339



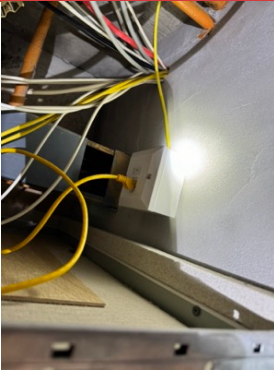
FOURTH FLOOR NORTH DOORS AT 339



FOURTH FLOOR NEW NORTH DOORS AT 339



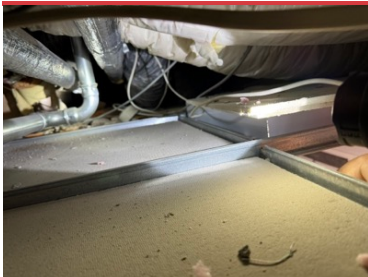
FIFTH FLOOR SOUTH DOORS AT 340



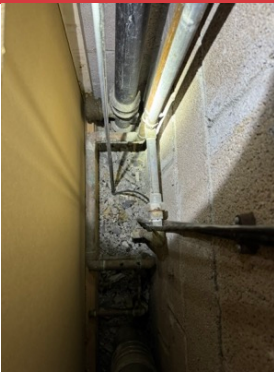
FIFTH FLOOR SOUTH DOORS AT 340



FIFTH FLOOR SOUTH DOORS AT 340



FIFTH FLOOR NEW SOUTH DOORS AT 340



FIFTH FLOOR AT 341



FIFTH FLOOR AT 341



FIFTH FLOOR AT 341

Existing damper systems still in position,

Recommend the removal of existing de-commissioned damper systems to stop the spread of fire and smoke. This system is very damaged through the lift of the building.

This will need to be confirmed through building regs and the fire strategy of the building.

Failing the above with the fire strategies requiring an active fire damper, then cost would accrue to complete a full new installation of an active system.



FIFTH FLOOR AT 341



FIFTH FLOOR AT 342

NO ACCESS

Assume as per existing risers



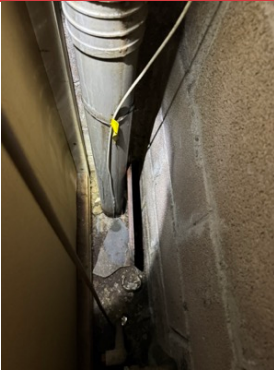
FIFTH FLOOR AT 343

NO ACCESS

assume as per existing riser



FIFTH FLOOR AT 344



FIFTH FLOOR AT 344



FIFTH FLOOR AT 344



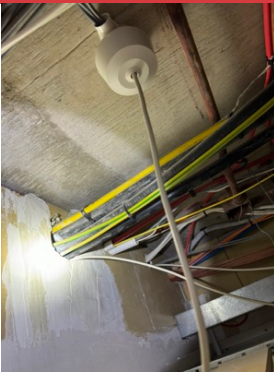
FIFTH FLOOR AT 345
assume as per existing riser



FIFTH FLOOR NORTH DOOR AT 346



FIFTH FLOOR NORTH DOOR AT 346



FIFTH FLOOR NORTH DOOR AT 346



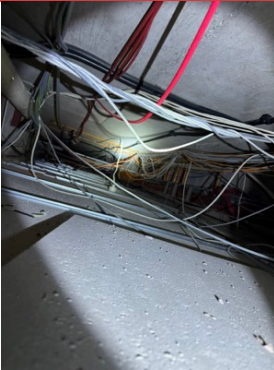
FIFTH FLOOR NEW NORTH DOOR AT 346



SIXTH FLOOR SOUTH DOORS AT 347



SIXTH FLOOR SOUTH DOORS AT 347



SIXTH FLOOR NEW SOUTH DOORS AT 347



SIXTH FLOOR AT 348



SIXTH FLOOR AT 348



SIXTH FLOOR AT 348



SIXTH FLOOR AT 348



SIXTH FLOOR AT 349



SIXTH FLOOR AT 349



SIXTH FLOOR AT 349



SIXTH FLOOR AT 349



SIXTH FLOOR AT 350

NO ACCESS

Assume as per existing risers



SIXTH FLOOR AT 351



SIXTH FLOOR AT 351



SIXTH FLOOR AT 351



SIXTH FLOOR AT 351



SIXTH FLOOR AT 352

NO ACCESS

assume as per existing risers



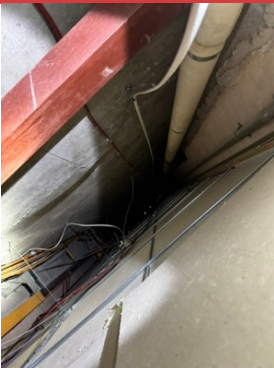
SIXTH FLOOR NORTH DOOR AT 353



SIXTH FLOOR NORTH DOOR AT 353



SIXTH FLOOR NORTH DOOR AT 353



SIXTH FLOOR NEW NORTH DOOR AT 353



SEVENTH FLOOR NORTH DOOR AT 354



SEVENTH FLOOR NORTH DOOR AT 354



SEVENTH FLOOR NEW NORTH DOOR AT 354



SEVENTH FLOOR AT 355



SEVENTH FLOOR AT 355



SEVENTH FLOOR AT 355



SEVENTH FLOOR AT 355



SEVENTH FLOOR AT 356



SEVENTH FLOOR AT 356



SEVENTH FLOOR AT 357



SEVENTH FLOOR AT 357



SEVENTH FLOOR AT 357



SEVENTH FLOOR AT 357



SEVENTH FLOOR AT 357

New per floor to be constructed before mortar installation



SEVENTH FLOOR AT 358

NO ACCESS

assume as per existing riser



SEVENTH FLOOR AT 359



SEVENTH FLOOR AT 359

Top section of the damper system very damaged and split.



SEVENTH FLOOR AT 359



SEVENTH FLOOR AT 359

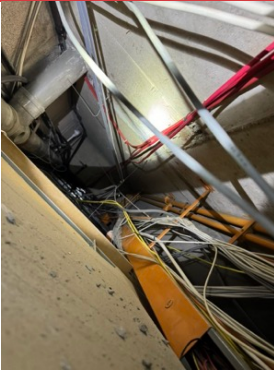


SEVENTH FLOOR SOUTH DOORS AT 360

Removal of all firm foam to replace with the correct fire control.



SEVENTH FLOOR SOUTH DOORS AT 360



SEVENTH FLOOR NEW SOUTH DOORS AT 360

RISERS WORKS

Assigned To Works To Be Constructed The Same At Every Location.

All riser floor compartmentation works to consistent of....

Recommend compliant bedding including.

The PFP FR EX Mortar dry white powder consisting of inorganic compounds and perlite.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier. Indicates blue arrows.

All riser heads compartmentation works to consist of....

Fire FR collars for all penetrations to the floor main sewage pipe, cable bunching and gas line.

Finished with The PFP FR 50mm Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

All riser penetrations through walls compartmentation works to consist of....

Fire FR collars for all penetrations to the walls including main sewage pipe, cable bunching and gas line.

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

DOOR COMPARTMENTATION WORKS FOR EXISTING DOORS

Assigned To Works To Be Constructed The Same At Every Location.

Fire FR collars for all penetrations to through including pipe, cable bunching with cable trays and limiting to 80mm bunch. Current cabling is not compatible with fire regulation and requires separation. Current cabling trays to be installed correctly.

Installation of 50mm 30 minute PFP FR Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant up to 20mm

DOOR COMPARTMENTATION WORKS FOR ADDITIONAL NEW SETS

Assigned To Works To Be Constructed The Same At Every Location.

For all secondary additional FD30s doors.

All through the building on the additional new south and north doors to include

Timber partitions to be constructed.

All built up stud partitions to be constructed with Knauf Fire Panel 2400mm x 1200mm x 12.5mm. Offering a 30 minute barrier. Indicates blue arrows.

Fire FR collars for all penetrations to the floors, main sewage pipe, cable bunching and gas line.

Finished with The PFP FR 50mm Board that is designed to prevent the spread of fire and smoke through openings in fire rated walls and floors

Sealing with
ROCKWOOL FirePro Acoustic Intumescent Sealant

DAMPER SUMMARY

Assigned To Removal Of Existing System Due To Damage And Age

Building regulations and the fire strategy plan to confirm a course of action.

RECOMMENDATION WORKS TO BE CARRIED OUT BEFOREHAND

Assigned To Main Overflow Pipe

On inspection, I've found 8 penetrating holes in the main stack creating damp and water ingress through floor sections.