SITE survey. APP

SITE SURVEY REPORT

Fire Compartmentation Survey

Prepared for	Whitecross Management Ltd
Date	13 Oct 2026
Site	Whitecross House
Prepared by	N. Price

FORM

Fire Compartmentation Survey

1. Building and scope

Project	Whitecross House: compartmentation survey (completed example)
Client	Whitecross Management Ltd
Site	Whitecross House
Site address	Whitecross House, Bristol
Survey date	13 Oct 2026
Surveyor and competence	N. Price, passive fire inspector (third-party certified)
Building use	Block of flats
Storeys	6
Fire risk assessment reference	FRA-WX-2026
Survey scope	Risers, plant rooms and communal corridors, floors 1 to 6.
Areas not accessed	Flat interiors; roof void above flat 6.

> Compartment walls and floors stop fire and smoke spreading through a building. Gaps, unsealed service penetrations and missing cavity barriers defeat them. Under article 17 of the Regulatory Reform (Fire Safety) Order 2005, the responsible person must, where necessary to keep people safe, have the premises and fire safety facilities maintained in efficient working order and good repair.

2. Floors and breaches

Floors and areas 1: Ground floor plant room

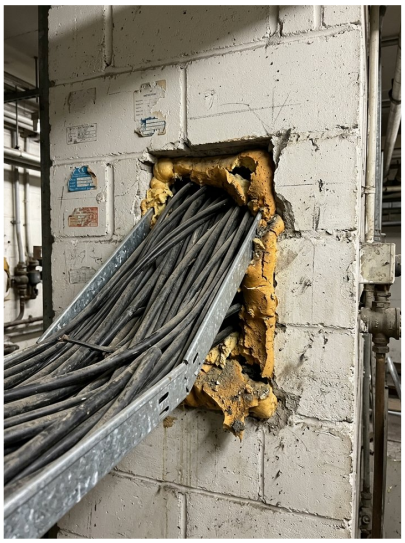
Floor or area	Ground floor plant room

Breaches on this floor 1: C-03

Reference	C-03
Room or location on this floor	Plant room wall to the bin store
Element	Compartment wall
Required fire resistance	120 minutes
Defect	Failed or poor fire-stopping

Services through it	Cable tray
Opening width (mm)	300
Opening height (mm)	180
Opening area (m²)	0.05
Existing product or label, if any	Expanding foam (unlabelled), cracked and shrunk
Priority	High: fix now
Recommended remedy	Remove the foam and fit a batt and coating system tested for cable trays in a 120 minute wall.

Photos



This floor: breaches	1
High	1
Medium	0
Low	0
This floor: measured opening area (m²)	0.05

Floors and areas 2: Floor 2

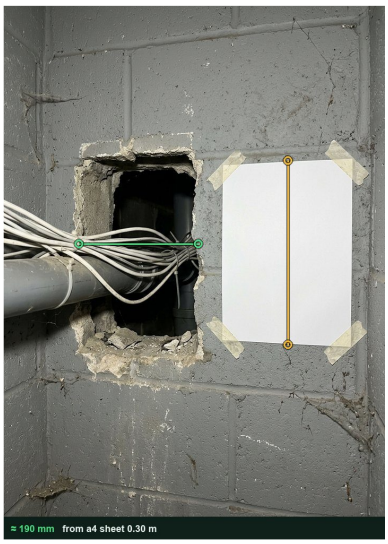
Floor or area	Floor 2
Not accessed or limits on this floor	Flat interiors not accessed.

Breaches on this floor 1: C-01

Reference	C-01

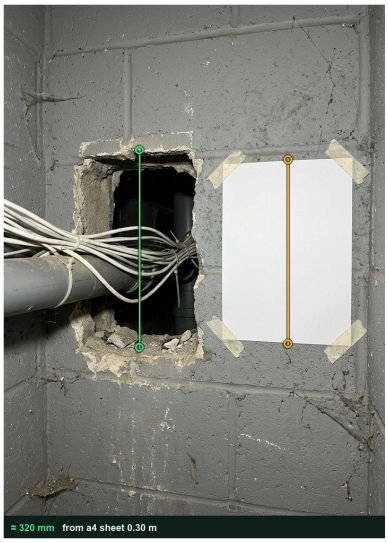
Room or location on this floor	Riser cupboard by flat 2.03
Element	Riser or shaft
Required fire resistance	60 minutes
Defect	Unsealed service penetration
Services through it	Plastic pipe, Cables
Opening width (mm)	190

Opening width (mm): measuring photo



Opening height (mm)	320

Opening height (mm): measuring photo



Opening area (m²)	0.06
Priority	High: fix now

Recommended remedy	Intumescent pipe collar on the soil pipe and a tested sealant or batt system around the cables.

Photos



Breaches on this floor 2: C-04

Reference	C-04
Room or location on this floor	Riser cupboard floor
Element	Compartment floor
Required fire resistance	60 minutes
Defect	Gap or hole
Services through it	Cables
Opening width (mm)	120
Opening height (mm)	60
Opening area (m²)	0.01
Priority	Medium
Recommended remedy	Fill with a tested sealant to the manufacturer's detail.
This floor: breaches	2
High	1
Medium	1
Low	0
This floor: measured opening area (m²)	0.07

Floors and areas 3: Floor 4

Floor or area	Floor 4

Breaches on this floor 1: C-02

Reference	C-02
Room or location on this floor	Corridor ceiling void outside flats 4.01 to 4.04
Element	Cavity barrier
Required fire resistance	30 minutes
Defect	Missing cavity barrier
Services through it	Ductwork, Cables
Opening width (mm)	1200
Opening height (mm)	450
Opening area (m²)	0.54
Priority	Medium
Recommended remedy	Install a cavity barrier above the corridor partition, sealed around the duct and cables.

Photos



This floor: breaches	1
High	0
Medium	1

Low	0
This floor: measured opening area (m²)	0.54
Breaches recorded	4
High priority	2
Medium	2
Low	0
Floors with a high priority breach	2
Measured opening area, all floors (m²)	0.66

> High priority breaches recorded. Tell the responsible person the same day, and record any interim measures in the actions below.

3. Actions and sign-off

Summary for the responsible person	Two high priority breaches (C-01 riser on floor 2, C-03 plant room) to fix this week; C-02 and C-04 within a month.
Are further actions needed?	Yes

Further actions 1: Fire-stopping contractor to fix C-01 and C-03.

What needs doing?	Fire-stopping contractor to fix C-01 and C-03.
Who will do it?	Sealtech Passive Fire
Due date	20 Oct 2026
Status	In progress

Further actions 2: Cavity barrier at C-02 and seal C-04.

What needs doing?	Cavity barrier at C-02 and seal C-04.
Who will do it?	Sealtech Passive Fire
Due date	13 Nov 2026
Status	Open
Inspector name	N. Price, passive fire inspector (third-party certified)

Surveyor signature



Signing records what was found on the day. It is not a guarantee of condition and does not replace any examination, test, design check or repair needed from a competent person.