



Fire Compartmentation Report



08/10/2021



Mobiess Office



DHorner: 0143



Building	Mobiess Office		
Address	8 Holgate Court 4 - 10 Western Road Romford Essex		
Postcode	RM1 3JS	Date of Inspection	08/10/2021
Name of Inspector	Daniel Horner		
Email	daniel.j.horner+267@outlook.com		
Scope Of Service	Escape routes and travel distances in key areas. Highlighted lines showing fire rating requirements of walls. Details of all fire doors, including fire performance and smoke seal requirements. Immediately identify risks and hazards within property. (Any other information)		



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Asset No.	Images	Location	Defect	Type of Construction	Breach Type	Recommended Actions	Fire Risk Rating (mins)	Risk Rating
Mobiess Office - 1st Floor								
1		1st Floor - FC01	Foam that's used in the fire stopping of service penetrations within the electrical intake cupboard.	Plasterboard, Fireline Board or Similar Unskimmed	Single Door	Foam used in the the fire stopping of services within the electrical intake cupboard should be removed and appropriately fire stopped by a competent person using appropriate fire resisting materials, achieving at least 30 minutes' fire resistance.	15	High
2		1st Floor - Communal Staircase	Fire extinguisher	Fire extinguisher - metal casing	Other Lack of equipment	Install fire extinguisher like so, on other communal staircases.	N/A	Medium
3		1st Floor - FD01	Lack of fire doors.	Timber	Single Door	Lack of fire doors require the installation of fire doors.	15	High
4		1st Floor - End of hallway	Exposed wiring	Plasterboard, Fireline Board or Similar Unskimmed	Other Electricals	Cover and protect wiring and electrical equipment.	N/A	Low
5		1st Floor - FD03	Door is not a fire door, where necessary.	Timber	Single Door	Replace with Fire door	15	Medium
6		1st Floor - FD04	Door without Fire protection	Timber	Single Door	Replace door with a fire door.	15	High



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Asset No.	Images	Location	Defect	Type of Construction	Breach Type	Recommended Actions	Fire Risk Rating (mins)	Risk Rating
 Mobiess Office - 2nd Floor								
7		2nd Floor - FD08	Lack of fire protection.	N/A	Single Door	Install fire door.	15	Medium
8		2nd Floor - RM12	Damaged cold smoke seals to the door	N/A	Single Door	Repair cold smoke seals to the door.	15	Medium



Fire Compartmentation Additional Notes

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Asset Number	Defect Notes	Risk Notes	Photograph Notes	Recommended Action Notes	Barrier Fire Notes	Breach Type Notes
1st Floor						
1	Defect details have been given.	Must set this as a priority.	Inadequate comment. Photo given.	Must be installed by a competent person using appropriate materials and gear - priority to fix.	Must achieve at least 30 minutes in this field.	Notes given.
2	Fire extinguisher needs installation.	Low priority - but is still vital for the safety of the occupants of the building.	Example of an installed fire extinguisher.	Install fire extinguishers. Like information given.	Lack of barrier fire resistance.	Unsafe as there is a lack of fire extinguishers throughout the buildings.
3	Door is not a fire door.	Low priority.	Photo provided.	Fire doors to be replacing doors on each level where appropriate.	Weak barrier resistance.	There are others throughout the building with a similar problem.
4	Exposed wiring and electrical components.	Low risk and low priority, but must be done eventually.	Photo of exposed wires.	Working, but needs protection otherwise the risk will increase.	Barrier resistance (in Mins) is non applicable.	Electricals breach.
5	Lack of fire protection on door.	Should be prioritised as soon as possible.	Photo given. Wrong door type installed.	Fire door must be installed.	Low barrier resistance.	Single door.
6	Not a fire door.	High risk. High priority.	Photo given. Not a fire door.	Fire door must be installed in place of old door.	Low barrier resistance.	Single door.
2nd Floor						
7	Door is not a fire door.	Should be prioritised over lower risk assets.	Photo given.	Fire door should be installed and replace old door.	Low barrier resistance.	Single door.
8	Door is also in poor condition.		Photo provided as evidence.	Option to replace door as well.	Low fire resistance. Increases risk.	Single door.