

Date: 5th June 2024
Reference: 15-974 V7

GAS MEMBRANE VALIDATION – BENNETT STREET

Project Name:	Bennett Street
Project Number:	15-974
Client:	Kellen Homes
Date:	15-05-2024
Project Manager:	M. Dee
E3P Engineer:	J. Beer
Ground Gas Risk Assessment:	Vapor Membranes Required
Gas Membrane Installers Name & Qualifications:	JCW Gas Membranes Ltd, NVQ Level 2 – Installation of Gas Membranes in Construction
Plot:	136-138 and 147-148

OVERVIEW

The membrane comprised a Juta TITANFLEX (black) gas and hydrocarbon barrier, in line with the required specification set out in the agreed Build Phase Contamination Risk Mitigation Strategy (report ref: 15-974-R5). E3P can confirm there were no holes or rips at the inspection time. Upon being laid, the membrane is to be covered with a Celotex (closed cell) floor insulation material which is considered to provide a high degree of protection.

E3P inspected all external joints, and E3P can confirm that the membrane was overlapped and welded. Corners and patch repairs were sealed with a GP TITAN butyl tape, resistant to vapour and bulk ground gas. Plots have service duct(s) located at the outer edge of the property. E3P inspected each one and can confirm that the top hats have been adequately sealed against the membrane using a self-adhesive gas style product and fixed with a layer of GP TITAN butyl tape.

As per the Build Phase Contamination Risk Mitigation Strategy (report ref: 15-974-R5), sub-floor voids require inspection and validation at 50% ratio of substructures completed. E3P undertook subfloor void inspections for Plots 136 and Plot 137, inspections confirmed there was a minimum void space of 150 mm for each plot. Validation photographs included within this letter.

Based on the information provided within this report, the site inspection and validation checklists, E3P can confirm that plots 136-138 and 147-148 have been installed with gas & vapour protection measures in line with the agreed Build Phase Contamination Risk Mitigation Strategy (report ref: 15-974-R5) to an acceptable level of workmanship.

A list of plots requiring validation and their associated validation letters is presented in Table 1.





MEMBRANE SPECIFICATION: JUTA TITANFLEX (BLACK)

GROUND GAS PROTECTION GP[®] TITANFLEX[®] TECHNICAL DATA SHEET  GP[®] TITANFLEX[®]			
Feature	Characteristics	Test Method	GP [®] TITANFLEX [®]
Physical Properties	Thickness	EN 1849-2	0.5 mm
	Width	EN 1849-2	2 m
	Length	EN 1849-2	50 m
	Weight	EN 1849-2	500 g/m ²
Hydraulic Press	Water Vapour Transmission Rate	EN 1931	0.11 - 0.18 g/m ² /day
	Water Tightness (60 kPa)	EN 1928	Pass
	Water Tightness (196 kPa - 20 m Water Head) (Basement Application)	EN 1928	Pass
Mechanical Properties	Resistance to Static Load	EN 12730-B	≥ 20 kg
	Puncture Resistance	EN 12236	≥ 2.0 kN
	Tensile Strength (MD)	EN 12311-1	> 550 N/50mm
	Tensile Strength (CMD)	EN 12311-1	> 400 N/50mm
	Tensile Elongation (MD/CMD)	EN 12310-1	> 550 %
	Tear Resistance (MD/CMD)	EN 12310-1	> 300 N
	Resistance to Impact	EN 12691-B	650 mm
	Reaction to Fire	EN 13501-1	E Class
	Resistance to Artificial Ageing	EN 1296/EN 1928	Pass
Compliance and Certification	Resistance to Chemicals	EN 1296/EN 1928	Pass
	CE Mark - EN13967:2012		
	NHBC Standards Compliant		
	CIRIA C748 Compliant		
Vapour Permeability 100% Concentration	BS 8485:2015 Compliant		
	Transmission Rate of Benzene	EN ISO 15105-2	< 3.6 mg/m ² /day
	Transmission Rate of Toluene	EN ISO 15105-2	< 13.8 mg/m ² /day
	Transmission Rate of Ethyl Benzene	EN ISO 15105-2	< 2.7 mg/m ² /day
	Transmission Rate of Xylenes (M,P,O)	EN ISO 15105-2	< 7.7 mg/m ² /day
	Transmission Rate of Hexane	EN ISO 15105-2	< 0.6 mg/m ² /day
	Transmission Rate of Vinyl Chloride	EN ISO 15105-2	< 0.05 mg/m ² /day
	Transmission Rate of Trichloroethene (TCE)	EN ISO 15105-2	< 54.7 mg/m ² /day
	Transmission Rate of Tetrachloroethene (PCE)	EN ISO 15105-2	< 26.2 mg/m ² /day
Gas Permeability	Transmission Rate of Naphthalene	EN ISO 15105-2	< 0.0006 mg/m ² /day
	Transmission Rate of CIS-1,2-Dichloroethylene	EN ISO 15105-2	< 1.1 mg/m ² /day
	Methane Permeability	EN ISO 15105-1	0.13 ml/m ² /day/atm
	Methane Permeability (Jointed)	EN ISO 15105-1	1.00 ml/m ² /day/atm
	Carbon Dioxide Permeability	EN ISO 15105-1	3.01 ml/m ² /day/atm
	Vinyl Chloride Gas Permeability	EN ISO 15105-1	0.04 ml/m ² /day/atm
	Radon Permeability	K124/02/95	1.0 x 10 ⁻¹² m ² /S

BENNETT STREET SUBSTRUCTURE DETAIL
APARTMENTS
Locations with Telescopic Vents

Left Column:

- Breather paper to be dressed over cavity tray
- Cavity Tray securely fixed timber frame.
- Plastic full height weep hole at max 900mm centres above cavity tray.
- Plastic full height weep hole at max 900mm centres to provide ventilation to below cavity tray.
- Colour to match brickwork
- Double Damp as required
- DPC (Not required on Gas Plot)
- 100mm Gravel Splash Strip
- Note 10mm tolerance allowed to cavity dimension below DPC
- 3No Engineering brick supplied by Kallen Homes
- Backfill as required suitable for end use
- Telescopic ventilators to provide 1500mm² clear per meter run of wall. Generally 1 vent to provide 3000mm² clear at 2m max. centres.
- All blockwork below DPC to have a minimum density of 1500kg/m³ and a compressive strength of 10N.
- Brickwork below DPC to be concrete common or Engineering Brick
- All laid on a 1:3:4 mortar
- Blocks cut to ensure coursing

Right Column:

- DPM / Gas Membrane
- 25mm perimeter insulation strip (λ 0.022W/mK).
- 75mm structural screed Grade 25max 20mm aggregate with A142 Mesh or Fibre Reinforcement Fibre Product to be agreed by Engineer and Warranty Provider on Polythene Separation Layer
- 150mm insulation sheet (0.030W/mK)
- 200mm PC Plank
- Min 375mm, depth may increase if underbuild or the beam needs lowering to accommodate the drainage.
- Backfill as required to help reduce cart away
- Roger Bullivant R Beam
- Roger Bullivant Pile Cap
- Roger Bullivant Pre Cast Concrete Pile

Dimensions:

- 393mm
- 100mm
- 100mm
- 375mm
- 450mm
- 450mm
- Min. 150mm
- 450mm

BENNETT STREET SUBSTRUCTURE DETAIL
APARTMENTS
Locations with Telescopic Vents

Left Column:

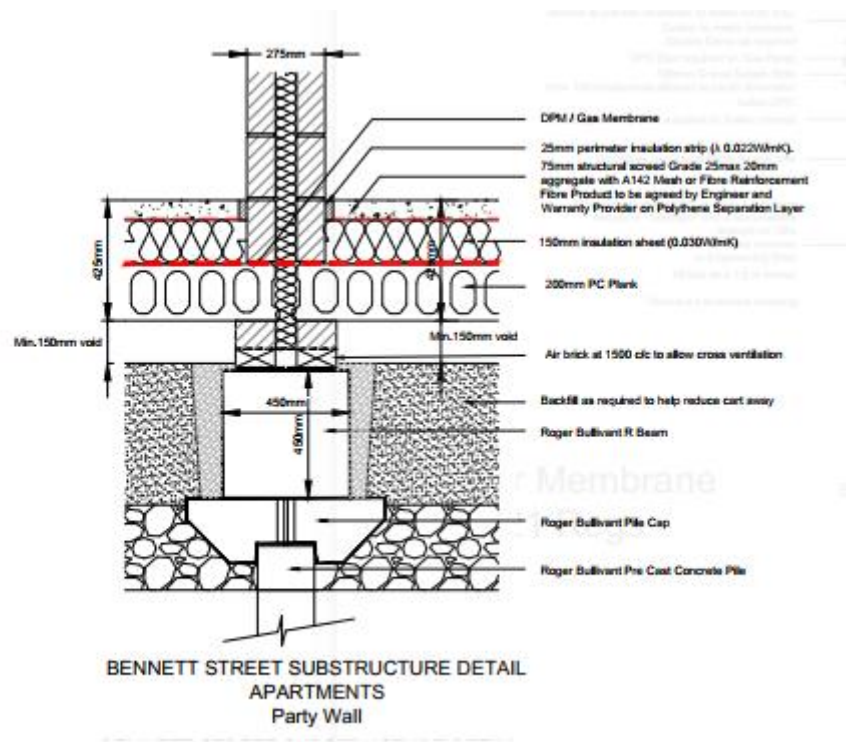
- Breather paper to be dressed over cavity tray
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- Plastic full height weep hole at max 900mm centres above cavity tray.
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Right Column:

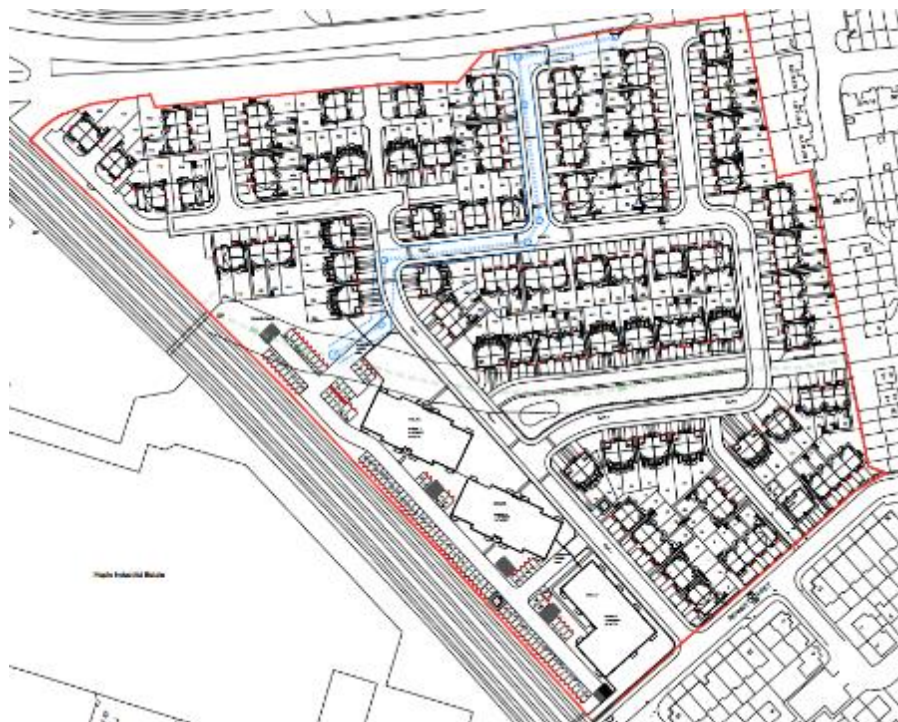
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Dimensions:

- 393mm
- 100mm
- 100mm
- 375mm
- 450mm
- 450mm
- Min. 150mm
- 450mm



PROPOSED DEVELOPMENT PLAN





The gas membrane validation photographs are enclosed within this letter. For information, Table 1 includes references and validation dates of previously validated plots.

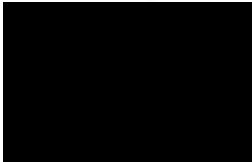
Table 1 – Validation Letter Reference

PLOT NUMBER	DATE	REPORT REFERENCE
9-15	19-10-2023	V1
16 & 17	24-10-2023	V2
18 & 19	01-11-2023	V3
Apartment Block 3	08-03-2024	V4
Apartment Block 1	14-03-2024	V5
Apartment Block 2	19-03-2024	V6
136-138 and 147-148	15-05-2024	V7



WELDED GAS MEMBRANE VALIDATION

Complete

Score	25 / 25 (100%)	Flagged items	0	Actions	0
Site Name	Bennett street				
Location	22 Galloway Dr Manchester England M12 United Kingdom (53.469126281022724, - 2.2080975810035217)				
Project Manager	Matt Dee				
Project number	15-974				
Developer	Kellen				
Site representative Signature	 Wayne Green 15 May 2024 9:36 AM BST				
Conducted on	15 May 2024 9:17 AM BST				
Prepared by	Jonny Beer				
Have you got the correct Gas Membrane detail (attached to the job in synergist)?	Yes				



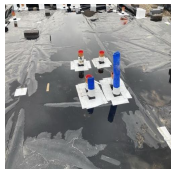
Gas Membrane Inspection	24 / 24 (100%)
Plot Inspection	24 / 24 (100%)
Plot Inspection 1	12 / 12 (100%)
Plot Number	147-148
Type of Development: if other add Note	House
Floor Slab Type	Block and beam suspended
Are telescopic vents present?	N/A
Gas Membrane Type: Manufacturer, gauge, and colour. (Take photos where possible showing Label)	Black
Installer's name, company and qualification	JCW
Gas Membrane Condition: Open punctures, tears, rips, stretching, Presence of debris, Repairs, Signs of weakness such as raised or sunken indentations, Protection plan in place to restrict access to laid gas membrane? IF FAIL DESCRIPTION IN ACTIONS AND PHOTOS REQUIRED	Pass
      Photo 1 Photo 2 Photo 3 Photo 4 Photo 5 Photo 6	
Are welds complete?	Yes
    Photo 7 Photo 8 Photo 9 Photo 10	
Are Joints lapped and sealed in accordance with manufacturer's requirements/ specification?	Yes
      Photo 11 Photo 12 Photo 13 Photo 14 Photo 15 Photo 16	



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23

Service entries seals: Top hats seal arrangements fixed around service entries? Use of Jubilee clips or Bitumastic Sealant

Pass



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

Corners / Internal joints: Check all corners are correctly formed or contractor has used preformed corners.

Pass



Photo 29



Photo 30



Photo 31



Photo 32

Are folds running in line with joints? (no joints cutting across folds)

Pass

Extent of Coverage: Is the membrane covering the entire plot? Does membrane span over outside walls?

Yes



Photo 33



Photo 34

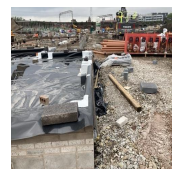


Photo 35



Photo 36



Photo 37

Condition of sub-grade and underside of gas membrane: Check that the subgrade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria. (Lift back the membrane and photo the subfloor)

Pass



Photo 38

Slab / membrane condition (is membrane clear of snow, standing water, debris or insulation): Can membrane be fully seen and photographed – ask contractor to remove an debris so membrane can be fully seen an inspected – this is a requirement of NHBC and local authorities.

Pass



Photo 39



Photo 40

External Wall Air bricks: Numbers, size. positions as design drawing? (Minimum of 3 walls)

Pass



Photo 41

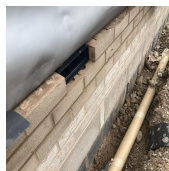


Photo 42

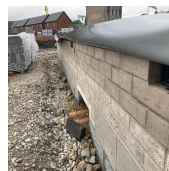


Photo 43

Plot Inspection 2

12 / 12 (100%)

Plot Number

136-138

Type of Development: if other add Note

House

Floor Slab Type

Block and beam suspended

Are telescopic vents present?

N/A

Gas Membrane Type: Manufacturer, gauge, and colour. (Take photos were possible showing Label)

Black

Installer's name, company and qualification

JCW

Gas Membrane Condition: Open punctures, tears, rips, stretching, Presence of debris, Repairs, Signs of weakness such as raised or sunken indentations, Protection plan in place to restrict access to lain gas membrane? IF FAIL DESCRIPTION IN ACTIONS AND PHOTOS REQUIRED

Pass

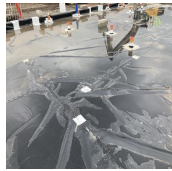


Photo 44



Photo 45



Photo 46



Photo 47

Are welds complete?

Yes



Photo 48



Photo 49

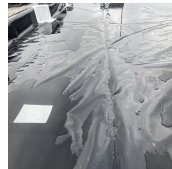


Photo 50



Photo 51

Are Joints lapped and sealed in accordance with manufacturer's requirements/ specification?

Yes



Photo 52

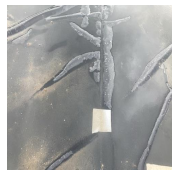


Photo 53



Photo 54



Photo 55

Service entries seals: Top hats seal arrangements fixed around service entries? Use of Jubilee clips or Bitumastic Sealant

Pass



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67

Corners / Internal joints: Check all corners are correctly formed or contractor has used preformed corners.

Pass



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72

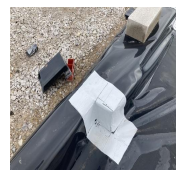


Photo 73



Photo 74



Photo 75



Photo 76

Are folds running in line with joints? (no joints cutting across folds)

Pass

Extent of Coverage: Is the membrane covering the entire plot?
Does membrane span over outside walls?

Yes



Photo 77



Photo 78



Photo 79

Condition of sub-grade and underside of gas membrane: Check that the subgrade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria. (Lift back the membrane and photo the subfloor)

Pass



Photo 80

Slab / membrane condition (is membrane clear of snow, standing water, debris or insulation): Can membrane be fully seen and photographed – ask contractor to remove an debris so membrane can be fully seen an inspected – this is a requirement of NHBC and local authorities.

Pass



Photo 81



Photo 82



Photo 83

External Wall Air bricks: Numbers, size. positions as design drawing? (Minimum of 3 walls)

Pass



Photo 84



Photo 85



Photo 86

Passive Venting

Sub-floor Void: Is a check possible on future plots (insert Plot number or NO in text box)

No



Media summary



Photo 1

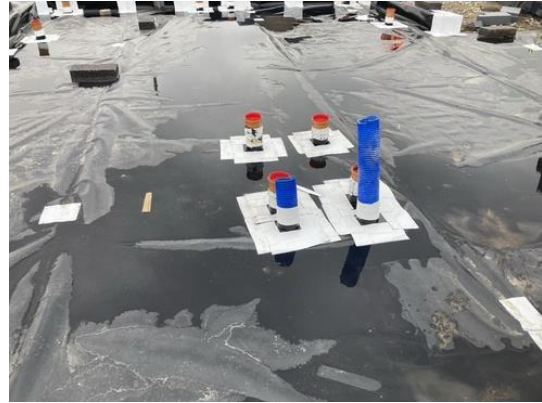


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20





Photo 21



Photo 23



Photo 25

Photo 22



Photo 24



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46





Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78





Photo 79



Photo 81



Photo 83



Photo 85

Photo 80



Photo 82



Photo 84



Photo 86



Floor Void Inspection

23 Apr 2024 / Joe Newall

Complete

Score	4 / 4 (100%)
Site Name	Bennet street
Project Number	15974
Conducted on	23 Apr 2024 11:38 AM BST
Prepared by	Joe Newall

Location

25 Brick Kiln Road
Manchester
England
M12
United Kingdom
(53.46963405369651, -
2.211042753506421)

Plot Inspection

4 / 4 (100%)

Plot Inspection 1

2 / 2 (100%)

Plot Number

137

Is the void clear?

Yes



Photo 1



Photo 2



Photo 3



Photo 4

Depth of Void

300

Are Sleeper Walls Vented?

Yes



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

Plot Inspection 2

2 / 2 (100%)

Plot Number

136

Is the void clear?

Yes



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

Depth of Void

300

Are Sleeper Walls Vented?

Yes



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20