

Site Inspection Report

Project Overview

Our Reference:	OPP-075429-Building Control
Additional service:	None
Site Address:	City Labs 4.0, Hathersage Road, Manchester, M13 0BH
Description of Works:	Construction of a mixed use office and lab building including pile foundations, steel frame clad in aluminium feature cladding and curtain walling, steel deck and concrete pour upper floors, inverted ballasted roof
Lead Surveyor:	Geoff Wood
Customer Name:	Bruntwood Construction Ltd
Client Name:	Bruntwood Construction Ltd

Site Visit Details

Visit Description:	Drainage
Date and Time Arrived:	11/01/2024 15:15
Weather:	Dry
Time on Site:	30 minutes
Surveyor:	Tom Casson
Visit Conducted with:	Drainage subcontractor Ryan Adana
Visit Type:	Others
Inspections Made:	Drainage
Elements Inspected:	

General Site Visit Observations

Review of drainage specification and drawings and work installed to date

Drainage being installed using 110mm clay pipe to runs with a mixture of bedding either shingled bedding or short runs are encased in concrete as are the long radius bends at the base of stacks. These have the appropriate rubber sockets. Concrete ringed man holes are being installed and the benching and half cut round pipes appears to be of high quality install. Air testing to be witnessed next inspection but as far as reasonably can be ascertained the work appears satisfactory and in line with the drawings and specification. Understand there has been communication with the structural engineer where changes have been proposed. Lots of on site QA taking place.

Otherwise the building superstructure appears to be nearing completion in terms of the steel frame install but floors still to be completed

Note: This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Completion/Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.

Please note it is a requirement of the Approved Inspector regulations that we release the final certificate, subject to compliance having been achieved, within 4/8 weeks of occupation (Commercial/Domestic). If not, our initial notice

could be cancelled and the Local Authority could take control of the work. Please ensure we receive sufficient notification of the completion and all commissioning certificates / outstanding information within this time frame.

Site Visit Photos



Site visit photos -1



Site visit photos -10



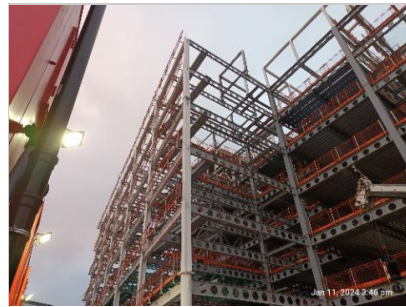
Site visit photos -11



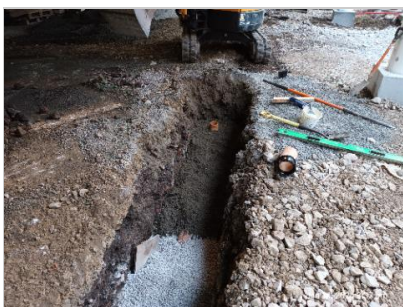
Site visit photos -12



Site visit photos -13



Site visit photos -14



Site visit photos -2



Site visit photos -3



Site visit photos -4



Site visit photos -5



Site visit photos -6



Site visit photos -7



Site visit photos -8



Site visit photos -9