



VITA STUDENT 9B

Envelope Quality Plan (EQP)

Document Owner: Craig Williams

Revision 1.0

VITA Student 9B, River Street, Manchester, M1 5GH

**Renaker Build Limited
NQ Building
47 Bengal Street
Ancoats
Manchester M4 6BB**

Reference	TEM-FAC-01	Envelope Quality Plan (EQP) VS9B	RENAKER
Author	CW		
Revision	1.0		

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Revision Information

Current version approved by

Name	Title	Sign
Dave Varty	Senior Project Manager	
Lee Hickey	Project Manager	
Matthew Petruzzelli	Senior Construction Manager	
Craig Williams	Senior Façade Manager	
John Williams	Façade Consultant - WSP	
Nick Lester	Head of Sustainability, Quality & Environment	

Revision History

Date revised	Reason	Key changes
	1st Draft	

Introduction

This quality plan is intended to ensure that site-specific considerations are effectively identified and planned for to minimise risk and maximise opportunity. This plan's content is supported by the [PRO-FAC-05 - Envelope Quality Plan Procedure](#) and the wider [Quality Management System](#) (QMS).

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Envelope Element Ownership

Ownership for each element of the envelope is identified in the table shown on pages 5 & 6, including details of the EWS1 Form Signatory. Where elements do not apply to this Project, e.g. there are no balconies, or masonry works etc. these should be highlighted and as “N/A”. This table should be duplicated across different blocks / buildings as necessary. The scope should clarify any limitations / special circumstances, e.g., “Whole block, excluding podium”, or “Level 02 to roof” to account for adjoining structures.

EWS1 Form Signatory			
Name	Company	Position	Recognised qualification
Francesca Ravenhill	DFC	Fire Consultant	BSc MSc CMath MIMA Associate

Blocks		Scope	
	VS9B – Inclusive of: • L00 – L12 Podium • L12 - L31 Tower • L12 & L32 Roofs		External Envelope works from Ground Floor – Roof Level (L32) comprising of the following Envelope/Façade Systems. • UCW: L02 - L31 • Stick Curtain Wall: GF – L02 • Rainscreen Cladding: L32 • Balustrades • Masonry/Brickwork: GF – L02 • BROOF(t4) Roof System: L12 & L32 • BMU Access Equipment: L32

Element	Construction Managed By	Construction Managed By	Part of EWS1 Pack
Party wall interface with the Façade	SCM/Block Manager/Fit-Out Team	Matthew Petruzzelli	Yes
Masonry & SFS Lightweight Steel Frame/Wall Construction	SCM/External Works Manager	Matthew Petruzzelli	Yes
Curtain walling ○ Unitised ○ Stick ○ Windows ○ Copings/Flashings	Façade team	Craig Williams	Yes
Rainscreen Cladding (Crown & Lift Overrun)	Façade team	Craig Williams	Yes
Balconies (Inset)	External walls and soffits:	N/A	N/A
	Floor water proofing, insulation, finishes etc.: Façade & Fit-out team	N/A	N/A
Balconies (External)	External walls and soffits: Façade team	N/A	N/A

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	~~Floor water proofing, insulation, finishes etc.: Fit-out team~~	N/A	N/A
Balconies (Juliette)	~~Façade Team~~	N/A	N/A
Roofs* BROOF (t4) Roofing Systems)	Façade Team	Craig Williams	Yes If the works attach to or are part of an external wall/upstand.
BMU	Façade Team	Craig Williams	No
Terraces*	External Walls, Cladding & Soffits. Façade Team	Craig Williams	Yes
	Inverted or BROOF(t4) Roofing Systems inclusive of: Waterproofing, insulation, Paving Flags, Ballast etc. Façade Team	Craig Williams	Yes If the works attach to or are part of an external wall/upstand.

**Note: The definition of external horizontal surfaces as either a roof or terrace is determined by the BCO and Fire Engineer. It is possible to have both on a single building.*

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Interested Parties

The below table should be populated with any relevant interested parties, their needs and expectations (relevant to the envelope) and how these will be met.

Interested party	Needs and expectations	How these will be met
RBL (Fit-out team)	Require the Façade to be weathertight ahead of Fit-out occupancy providing floor plate access in batches of 5 floors at a time.	The Construction Programme should allow sufficient time for essential preceding works to be complete before fit-out to take occupation of the floor plates. A formal floor handover process MUST be in place to record the date when fit out took possession of the floor, and what condition it was in (All preceding works Complete, or WIP).
Focchi/BAASL (Façade Contractors)	Take possession of floor plates in line with the Programme start dates that: - Have all proceeding works completed. - Are Clear of Materials - Provide unhindered access to the full perimeter of the floor plate. - Have no other trades working on them.	RBL Frame Team to handover floors to Façade Team using RBL ITP Protocols. RBL Façade Team to initiate formal floor plate handover/sign off process to Focchi/BAASL (Façade Contractors) using RBL protocols.
WSP (Façade Consultant)	Periodic access to inspect Work In Progress (WIP) to ensure that the installed Façade/Envelope works being installed are complaint with: - The Construction Issue Drawings - The WSP Façade Performance Specification - Current Building Regs Are installed to the highest standards of workmanship/quality attainable.	WSP will be an integral part of the Design Team who attend the periodic DTM's and form part of the design vetting/approval process. WSP will be perfectly placed to identify any concerns/non-compliances at a point when change can be made. WSP will also be the lead in overseeing the PMU testing to ensure it achieves their Performance Criteria and that of the CWCT. WSP will undertake periodic site visits to monitor/review WIP and ensure that it is being installed and completed as the: - Construction Issue Drawings. - Façade Performance Specification - Current Building Regulations Following each visit a detailed report and tracker will be issued. At the end of the Project and when happy that all observations in the tracker have been signed off,

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		and the Façade is Regulation compliant. WSP will issue letter of compliance for the Façade to RBL who in turn will issue to the Client.
TGA (Tim Groom Architects)	To ensure the finished Envelope meets the performance specifications agreed, is Building Regulation Compliant and achieves their aesthetic expectations, and those of the client.	TGA will be an integral part of the Design Team who attend the periodic DTM's and form part of the design vetting/approval process. Making TGA perfectly placed to identify any concerns/non-compliances at a point when change can be made. TGA will also undertake periodic site visits to monitor/review WIP and ensure that it is being installed in line with their Aesthetic expectations and highest standard of workmanship and quality attainable, issuing a post visit report to make any observations/concerns known. TGA, along with the MCC Planners, Client, will be responsible for inspecting and signing off the VMU, and any other requested benchmark samples.
MCC (Planners)	The Façade/Envelope needs to meet their aesthetic and environmental expectations, and those of the local community.	Principle party responsible for the formal reviewing/approval of Aesthetic aspects of the Façade. Including formal discharge of the VMU and other relevant benchmark samples.
BCO	The installed/completed Façade/Envelope works MUST be Building Regulation compliant.	The BCO will undertake periodic visits to the project throughout the construction phase to inspect WIP, witness testing/commissioning etc. to ensure compliance. Issuing reports and findings after each visit. The culmination of which will see a formal signing off process that grants occupancy of the building (Practical Completion).
Client VITA Select Property Group.	Ensuring delivery of a Building that is: • Building Regulation compliant. • Meets the agreed specifications. • Displays the highest standards of workmanship and quality attainable. • Satisfies the aesthetic expectations of all interested parties	This Document will outline the Project Quality Management Systems that will be implemented from onset to completion by (RBL/BCO/TGA/DFC) to ensure the Façade/Building Envelope delivered: • Is Building Regulation Compliant • Is Snag Free • Meets their Aesthetic/Performance expectations, and those of the intended occupants and the local community. This will be substantiated by the issuing of: • BCO Building Sign Off Cert • Completed EWS1 Form • WSP Letter of Compliance

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	including the local community.	• Testing & Commissioning Certs • O&M Manuals • As-Built Documentation • GW3 Approval Cert
RBL	To deliver a Project that meets the: • Mandatory building regulations. • Agreed specifications • The aesthetic expectations of the Client and Architect • Finished to the highest standard of quality and workmanship attainable.	Quality/Compliance: Implement and monitor this EQP and furnish the client with records/reports to validate inspections carried out and that works inspected are Building Regulation compliant from onset to completion. This information being provided by the following interested parties. • BCO • Fire Consultant • Façade Consultant • The Architect • RBL Façade Team Delivery: • Project handed over to client on time, complete and Snag/Defect Free. • Specification/Regulation Compliant Building Documentation To Be Issued By RBL To The Client • BCO Sign Off Occupation Granted • Completed EWS1 Form • WSP Letter of Compliance • Testing & Commissioning Certs • O&M Manuals • As-Built Documentation The Construction Phase Plan • The H&S File (Managed by P4 Principal Designer) but issued by RBL to the Client • O & M File containing all relevant as built documentation/drawings. • GW3 Approval Cert.
DFC (Fire Consultant) & EWS1 Signatory	Periodic access to site to inspect Facade/Envelope works have/are being installed as the DFC Building Fire Strategy and in accordance with (ADB) Reg 7 Flame Spread/Fire Prevention.	DFC to undertake regular site visits throughout the construction phase to witness/monitor installed works, requesting evidence of any site QA records/testing undertaken. Upon completion of each visit a report will be issued. Generate/Sign off/Issue the EWS1 form on completion of the Envelope works.

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Risks & Opportunities

The key risks (including their treatments) and opportunities (including how they can be utilised) are identified in this section. Risks are elements that have the potential to harm the quality of our product whereas opportunities have the potential to generate benefit.

Opportunities

The identified opportunities for the envelope are set out below:

Element	Opportunity	How to realise	Responsibility Of
Façade Installation	Securing the services of a reputable and specialist Façade Contractor such as Focchi who provide the following one stop shop service: • Carry full design responsibility • Manufacture their own systems • Have dedicated and knowledgeable teams of installation Managers and fixers to call upon. • Have previous history of working with RBL and successfully delivering Projects of this size and complexity. Will reduce RBL's exposure to risk.	Forming good working relationships or formal collaborations with companies that possess and have demonstrated they have the necessary level of expertise from onset to completion to deliver projects on time, in full, on budget will reduce RBL's exposure to the risk of supply chain insolvency or 3 rd party supplier issues and potentially costly overruns/delays to Projects.	CEO/Commercial Director/OP's Director
Transportation and Logistics	Importing Goods: Utilise rail freight and reducing travel times wherever possible as this reduce your carbon and be seen as environmentally	Use UK based suppliers if possible when not then look to companies who demonstrate a good understanding of the environment and	Façade Contractor (Focchi & BAASL)

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	friendly responsible resourcing.	how they can make a difference.	
Storage/Transportation Of Materials	Reduced damage to envelope materials during storage and the Construction Phase.	Bespoke designed metal recyclable stillages to ship/store expensive and easily damaged UCW Panels/Stick Curtain Walling/Windows & Glass. Agreed safe storage areas with clear unhindered access to Good Hoist.	Façade Contractors (Focchi & BAASL) RBL Management
Façade Cleaning	Faster more efficient and effective external clean process that also eradicates any ambiguity over post installation damage to the external Façade.	The risk of damage being incurred during this process and any ambiguity over responsibility of it can be significantly reduced if the cleaning package is placed with The Façade Subcontractor.	RBL Commercial Manager/Project QS/RBL SPM/SNR Façade Manager
Correct/Planned Sequencing Of Following Trades Work	Reduce the risk of other trades damaging installed Façade materials.	Allow sufficient time between inspection and protection of the Facade before Fit Out works are allowed to commence.	RBL Management Team (Collective)

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Calculating Risk

Risks should be scored according to their severity and their probability, with the two numbers multiplied together to create a risk score.

The defined scores are:

Severity		Probability	
Negligible	1	Very unlikely	1
Minor	2	Unlikely	2
Medium	3	Moderate	3
High	4	Likely	4
Very high	5	Highly likely	5

These scores apply to a risk matrix to generate a quality risk score. Scores under 6 are deemed to be low risk, those between 6 and 15 are considered medium risks and those over 15 are high risk.

		Severity of Occurrence				
		Negligible	Minor	Medium	High	Very High
Probability of Occurrence	Very unlikely	1	2	3	4	5
	Unlikely	2	4	6	8	10
	Moderate	3	6	9	12	15
	Likely	4	8	12	16	20
	Highly likely	5	10	15	20	25

Risks by Element

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The key risks and opportunities are listed out by element; where there are differing techniques / finishes, the table(s) should be duplicated and labelled accordingly. Any control measures identified should be incorporated into the quality checklists developed for each element.

Not all of the elements below will necessarily apply to a given project; delete any sections that are not required. If more than five risks are identified, add in extra rows as necessary.

Party wall interface with the façade

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	Comments
Firestopping - Incorrect level of Integrity/Perfrmance used	5	3	15	- Product to undergo full design review/ approval by full Design Team and the BSR. - Test data to be provided to validate performance. - 100% Recorded site inspections by RBL/Subcontractor throughout construction phase. - Installers to undergo manufacturers training programme. - Periodic inspections by the BCO and EWS1 Signatory DFC during the construction phase.	5	1	5	
Installation of Firestopping	5	3	15	- 100% Void Closure Inspections carried out. - 100% Slab edge and party wall inspections carried out by Façade Contractors (Focchi/BAASL) and RBL. - All installers to undergo manufacturers training programme before being allowed to install any Firestopping. - 3rd party site visits/inspections to undertaken by Façade Consultants WSP/ Fire Consultants DFC/BCO during construction phase.	5	- 1	5	

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				- EWS1 Signatory DFC inspections and reports throughout construction phase.				
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Masonry wall construction

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	
Cast In Channel Failure	4	3	12	- Calculation/install details to undergo the full design review/approval process. - Frame team to carry out cube tests to confirm concrete strength. - Templates to be used to ensure correct positioning of channels before casting in. - 3rd Party Pull Out testing to min 5% of each channel type. - Post fixed (drilled) remedial solution agreed and verified where CIC's may have been missed, or incorrectly cast in.	4	1	4	
Masonry Support Bracket Failure	4	2	8	- Calculation/installation details to undergo a full design review/approval process. - 100% recorded inspections of brackets by contractor. - Periodic Site ITP inspections by RBL Externals Manager with findings recorded on SM. - Where anchor fixings are deemed as safety critical then CFA guidelines with regards to procurement and testing need to be adhered to.	4	1	4	
Firestopping	5	3	15	- 100% Recorded Site Inspections by (RBL/PLF) using RBL/PLF Quality Protocols.	5	1	5	

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(Wrong Product) (Incorrectly Installed)				- All installers to undergo manufacturers training programme before being allowed to install any Firestopping. - 3rd party site visits/inspections to undertaken by Façade Consultants WSP/ Fire Consultants DFC/BCO during construction phase. - EWS1 Signatory DFC inspections and reports throughout construction phase.				
Water Proofing (Water Ingress)	4	3	12	- Products and details to undergo full design review/approval process. - Sequence of works and any co-ordination with interfacing trades to be agreed. - Water ingress prevention measures to be agreed should failure of the WP occur during construction phase. - Site inspections carried out by Façade Consultants and BCO during construction phase.	4	1	4	

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Unitised Curtain walling

Risk	Sev.	Prob.	Score	Treatment to reduce risk	Sev.	Prob.	T Sc.	Comments
Cast In Channel Failure	4	3	12	- Calculation/installation details to undergo full design review/approval process. - Frame team to carry out cube tests to confirm concrete strength. - Templates to be used to ensure correct positioning of channels before casting in. - 3rd Party Pull Out testing to min 5% of each channel type. - Post fixed (drilled) remedial solution agreed and verified where CIC's may have been missed, or incorrectly cast in.	4	1	4	
Bracket Failure	4	2	8	- Calculation/install details to undergo full design review/approval process. - Full system test carried out on the PMU to validate the factored design loads. - Floor Plate Bracket Site Inspections/Torque Checks: Installers Fixers: 100% Focchi Management : 10% RBL: 5% - Periodic site visits WSP Façade Consultants Full report/tracker issued after each visit. - Post fixed (drilled) remedial solution agreed and verified where CIC's may have been missed, or incorrectly cast in.	4	1	4	
Damaged Panels	3	3	9	- Sequential Subcontractor & RBL Site ITP Protocols to be implemented from Delivery to Installation/Completion	5	1	5	

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				- Replacement Strategy for all Façade components MUST be agreed and approved during Design process. - In addition to the Pre-Launch Recorded Inspections: Installers Fixers: 100% Focchi Management : 10% RBL: 10% - Post installation external inspections will also be carried out from BMU/Cradles.				
Waterproofing (Water Ingress)	4	3	12	- System PMU will be subjected to CWCT compliant testing regime. - Saddle Gaskets Inspections: Focchi Installers – 100% recorded inspections. - RBL Random (10%) recorded inspections using RBL ITP protocols. - CWCT Compliant 3rd Party Hose Testing carried out to 5% of all critical joints scope as agreed with WSP Façade Consultant. - Temporary Waterproof Layer applied (every 5 Floors) 100% inspections by RBL.	4	1	4	
Firestopping	5	3	25	- 100% Recorded Site Inspections by (RBL & Focchi) using RBL/Focchi Quality Protocols. - All installers to undergo manufacturers training programme before being allowed to install any Firestopping. - 3rd party site visits/inspections to undertaken by Façade Consultants WSP/ Fire Consultants DFC/BCO during construction phase.	5	1	5	

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				- EWS1 Signatory DFC inspections and reports throughout construction phase.				
Façade Internal Clean	4	3	12	- Pre-Protection Inspections carried out using RBL ITP protocols to capture record any known damage. - Only specialist Façade cleaning companies to be employed, who have the knowledge and experience of cleaning the various materials/finishes used in Facades and in accordance with the prescribed method recommended by the suppliers. - All cleaning products to be used MUST be PH7 (Neutral). - A cleaning benchmarks to be provided/viewed/agreed prior works commencing.	4	1	4	
Façade External Cleaning (The Tower) High Risk WAH Activity working from BMU/Cradles	5	4	20	- Tower Clean- All Operatives MUST be WAH/Cradle/BMU Trained - Only specialist Façade cleaning companies that have knowledge and experience in cleaning the various façade finishes as prescribed Method recommended by the suppliers. - All cleaning products to be used MUST be PH7 (Neutral). - A cleaning benchmarks to be provided/viewed/agreed prior works commencing. - Low Level works to be carried out by reach and wash method to reduce WAH risks.				

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External Façade Inspections (WAH Risk)	5	4	20	- Random recorded Inspections from BMU Access to be agreed between RBL / Focchi.	4	1	4	
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Stick System / low level curtain walling

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	Comments
Out Of Tolerance or Incorrectly Constructed Sub-Structure	4	3	12	- Construction tolerances for the structure are provided with the order for consideration by the subcontractor in their design. - Post- Construction survey to be carried out by the RBL Engineering Team. - RBL As-Built surveys to be issued prior to installation commencing. - Pre- Commencement survey to be carried out by the Subcontractors (Focchi /BAASL) Engineers.	4	1	4	
Stickwork(Workmanship /Incorrect Installation) Materials Falling From Height.	4	3	12	- Calculation/installation details to undergo a full design review/approval process. - Sequential ITP inspections carried out in accordance with the RBL & Subcontractors (Focchi /BAASL) quality protocols. - Periodic Site Inspections by WSP Façade Consultant with report & tracker issued after each visit. - Installers to receive relevant system training from the System House.	4	1	4	

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Glazing (Workmanship/ Incorrect Installation) Glass Falling from Height	5	3	15	- Calculations/installation details to undergo a full design review/approval process including glass specification/thermal analysis/thermal stress analysis/impact resistance etc. - Competent Installation Team - Installers trained to use lifting equipment/ Spider Cranes/Vacuum lifters etc. - Sequential ITP inspections carried out in accordance with the RBL & Subcontractors (Focchi /BAASL) quality protocols. - Periodic Site Inspections by WSP Façade Consultant with report & tracker issued after each visit. - Damages recorded on (SM). - Replacement strategy to be in place and approved by VITA/RBL/WSP. - Where stitch plates are to be used (Pressure Plate & Capped Systems) A temporary works calculation needs to be carried out to establish the correct spacings between stitch plates.	5	1	5	
Waterproofing (Water Ingress)	4	4	16	- All primary seals checked by RBL and Façade contractor Focchi. - Works sequenced to ensure design protocols are followed. - Periodic inspections of gaskets/drainage routes pre-glaze/sealing up of the system. - Compatibility checks carried out in advance to ensure any interfacing water proofing products are compatible	4	1	4	

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				- 3rd Party Hose Testing carried out to 5% of all critical joints to the façade.				
Firestopping	5	3	15	- 100% Inspection/Photographic evidence recorded by RBL/Focchi on all Firestopping. - All installers to undergo manufacturers training programme before being allowed to install any Firestopping. - Periodic Site Inspections during the Construction Phase carried out by: • WSP Façade Consultants • DFC Fire Consultants (EWS1 Signatory) • Building Control With reports issued after each visit.	5	1	5	

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Rainscreen cladding

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	Comments
Waterproofing: (Water Ingress) Poor Workmanship/External Environment Site Conditions:	4	3	12	- Primary weather seals and the bonding of membranes should never carried out in: • In temperatures below 5° as moisture will be present on substrates making adhesion difficult. • Wet conditions that will make the bonding to substrates and/or abutting seals/membranes difficult and increase the likelihood of failure and latent water ingress. - Sequential Site ITP Checks Carried out Recorded.	4	1	4	
Waterproofing Interfaces. (Water Ingress)	5	4	20	- Weather seals correctly applied. - Compatibility: Compatibility testing to be carried out on all interfacing weather seals/membranes to ensure they are compatible with each other and the substrates to which they will be bonding to/with. - Site ITP QA Checks to identify inspections. - Site Hose Test /Undertaken by 3rd Party in accordance with CWCT testing criteria. With formal report being uploaded to ASITE.	5	1	5	

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Panel Movement Accident/Damage: Movement between panels resulting in them being dislodged or falling off.	5	3	15	- Installed as the system design/Install recommendations. - Anti-lift pins installed. - These Safety Checks to be incorporated into the Site ITP inspection regime. - Historical System Test Data Obtained/Reviewed	5	1	5	
Firestopping Poor Workmanship,	5	3	12	- Correct Product (Open State) Used - Correct Level Of integrity (120min, 60 in etc.). - Operatives formally trained in application of product/s. - 100% Visual and Recorded inspections by RBL/Focchi with photographic evidence gathered giving exact location photos were taken. - 3rd Party Inspections, BCO, Façade Consultant WSP. Post visit reports issued. - EWS1 Signatory WSP inspections throughout construction phase, post visit reports issued.	5	1	5	

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Balconies (Juliette)

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	Comments
Steel Balustrade Failure: Human Error - Poor Workmanship – Incorrectly Installed - Design	5	5	25	- Site ITP Checklists to be used and findings recorded on SM. - Correct Fixings Used – ETA compliant. - BS8539 - CFA Compliant Pull Testing to random Safety Critical Fixings. The number of random tests will be specified within the Façade Specification and is typically 5% of the total number of anchors, or 10's to be used. - Pull Test Reports to be kept in the relevant sub-contractors QA file on the server. - Design Load calculations undertaken to determine balcony load requirement. - Design compliant with Approved Document A.	5	1	5	
Water Ingress (Doors)	4	4	16	- Door System selected meets Façade Specification Requirements - Fixers trained in the installation of the door system. - Site ITP Checks undertaken and recorded on Snagmaster. - 3rd Party Hose Testing carried out as per Façade Specification requirements.	4	1	4	

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Roof

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	Comments
Waterproofing (Water Ingress)	5	3	15	- Compatibility checks carried out in advance to ensure all products are suitable for the project. - Works sequenced to ensure design protocols are followed. - Installation by competent System Accredited Contractor - All operatives Must be system trained on installation procedures/products before commencing works. - 3rd Party Inspections carried out during construction phase, and before roof finishes laid.	5	1	5	
Fire (System Performance) Installation	5	3	15	- Design and performance requirements achieved to undergo full design review/approval process and meet relevant Building Regulations (ADB & C). - Proprietary/approved Broof T4 Roofing System to be provided. - Competent design and build contractor used for installations. - Calculations/reports and test certificates approved by RBL - Periodic review during construction Phase	5	1	5	

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				- Fire Consultant DFC & EWS1 Signatory WSP (EWS1 only applicable if the roof works abut any external walls/parapet upstands). - Building Control.				
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BMU

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	Comments
Track System (Track Collapse/Unstable Machine) Emergency Rescue	5	3	15	- Specialist Access Consultant Appointed, Access Advisors to produce specification. - Competent contractor, Rostek to build and install BMU track. - Full System design to go through formal design vetting/approval process. - Full design and calculation information issued for cast in U-Bolt system provided by Rostek. 3rd party inspections to check correct install of U-Bars to be carried out with photographic evidence taken. - Frame team to carry out cube tests to confirm concrete strength of plinths. 3rd Party LOLER inspections during construction phase and on completion.	5	1	5	
BMU Equipment (Failure/Missuse)	5	4	20	- Competent contractor, Rostek to Design/Assemble/Install BMU Car & Tracks - BU LOLER inspections during Construction Phase.	5	1	5	

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				- 3rd Party LOLER Inspection prior to client handover. - Mandatry 6 monthly LOLER inspections. - Familiarization training provided to all operators including rescue procedures and troubleshooting. - Maximum Wind Speeds for operating BMU implemented. - The SWL not exceeded with the basket or lifting apparatus. - BMU cradle tethered to the Façade at the predetermined locations. - End User Handover Pack issued upon completion of Project.				
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Terraces

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	Comments
Waterproofing (Water Ingress)	5	3	15	- Compatibility checks caried out in advance to ensure all interfacing products are compatible and will provide the integrity of weather seal required. - Works sequenced to ensure design protocols are followed (Interface Co-ordination meetings held) - Tried and tested Broof T4 roofing system to be installed. - Roofing System installed by competent roofing contractor	5	1	5	

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Reference	TEM-FAC-01	Envelope Quality Plan (EQP) VS9B	RENAKER
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				- Operatives to be suitably competent and system trained - Periodic 3rd Party Inspections carried out during construction phase as agreed				
Fire (Contribution to Flame Spread)	5	3	15	- Design and performance requirements achieved to relevant Building Regulations (ADB & C) - Tried and Tested Broof T4 Roofing System installed - Competent design and build contractor (Primeseal) used for installations. - Calculations/reports and test certificates approved by RBL, Fire Consultant DFC EWS1 Signatory WSP.	5	1	5	

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Reference	TEM-FAC-01	Envelope Quality Plan (EQP) VS9B	
Author	SG		
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PH Windows

Risk	Sev.	Prob.	Score	Control Measure To Reduce The Risk	Sev.	Prob.	T Sc.	Comments
Fire/Flame Spread: Workmanship	5	3	15	- Correct Cavity Barrier Installed (30, 60, 120-minute Integrity etc.) as specified and shown on the Construction Issue Drawings. - Operatives must be system trained on installation of products to be used. - 100% Visual and Recorded inspections with photographic evidence giving exact location photo taken.	5	1	5	
Windows Falling Out/Objects Falling From height: Poor Workmanship	5	2	10	- Only ETA fixings to be used into masonry (BS8539 Guidelines) - Operatives System Trained /Competent - Radom hold point inspections agreed to form part of Site ITP. - 1) Pre-Glaze 2) Post Glaze 3) Final.	5	1	5	
Glass Falling Out (Human Error)	5	3	15	- Installers to be System House Trained - NEVER allow glass to be temporarily secured in place using small pieces glazing beads and gasket, this is not an approved method. - ALWAYS ensure all glass is permanently secured using the appropriate full-length beads and gasket. s as the glass is installed. ITP Hold Point 2 Inspections.	5	1	5	

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Waterproofing (poor Workmanship/Water Ingress)	5	3	15	- Weather seals applied correctly as the system manual. - Poor Adhesion to substrates/abutting membranes: Never apply any water proofing wet seals in temperatures below 5° C as the substrates will have surface moisture present below this temperature that will impact on the integrity of the bond/adhesion unless a primer is used. - Compatibility: Compatibility testing to be carried out on all interfacing weather seals/membranes to ensure they are compatible with each other and the substrates to which they will be bonding to/with. - Site ITP QA Checks to identify inspections. - Site Hose Test /Undertaken by 3rd Party in accordance with CWCT testing criteria. With formal report being uploaded to ASITE.	5	1	5	
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Curtain Walling Cleaning & Ownership Plan

This section sets out the cleaning process, including any interim inspections required, e.g., where we have appointed a third-party cleaning company, how checks are made to identify any damage arising between stages. Any methodology can be expanded here too, e.g., via the BMU, rope access etc.

Stage	Ownership of façade	How managed (e.g., handover)	Comments
Pre-protection Inspection	RBL & Façade Contractor Focchi	- 100% Joint inspection carried out and recorded on the Snagmaster system for each completed floor. - Façade elements protected by Façade Contractor Focchi in line with Contract Order and in advance of internal works commencing.	
Internal Cleaning	Specialist Cleaning Contractor – TBC	- Fit Out Managers to record damage on SM as protection is removed. - Any additional damage from that recorded at pre protection stage will be added to SM and repaired at RBL cost. - Remedial works carried out and closed off on SM - Apartments signed off and closed.	
External Inspection	RBL & Façade Contractor Focchi	- Random Drop Inspections of the façade from BMU/Cradle. - Defects/Snags recorded on Snagmaster - Sign-off once completed	Exact protocol to be adopted will be dependent upon access type and time constraints?
External Cleaning	Specialist Cleaning Contractor – TBC	- Once Façade inspection is complete and snags noted on SM. A benchmark sample area will be offered to RBL for approval. - Agree a realistic inspection regime and implement. - Sign off random drop zones once complete - Focchi to close out all Façade Snags/Defects	Upon appointment of the cleaning sub-contractor a robust and practical inspection/handover process will be agreed.

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Author	SG		
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Appendix 1 - Inspection & Test Plans (ITPs)

These are intended to ensure all the necessary checks are made, at the correct frequency and by the appropriate people, to provide sufficient confidence the envelope has been constructed in line with the specification and all regulatory requirements.

ITPs can be found on the following pages for:

- Installation (for each element)
- Handover

Any elements which do not feature in the construction of this project should be deleted from this plan. Similarly, if there are any unusual/bespoke elements not included within this template, these should be added.

Where a sample check identifies an issue, the rate of sampling should be increased until such time that confidence has been instilled.

Quality Check Sheets

These should be generated based upon the content of the ITPs and in accordance with the [GN-QM-03](#) - *Snagmaster Advanced Skills* for checklist creation.

EWS1 Inspections

For each ITP where the element ultimately forms part of the EWS1 pack, inspections by the EWS1 Signatory DFC will be incorporated into the ITP. Where a sample check identifies an issue, the rate of sampling should be increased until such time that confidence has been instilled.

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Party wall façade interface ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Firestopping	Sub-Contractors Focchi/Titan	Meets the Project Specification and is installed correctly as the Construction Issue Detail.	100% - Every Party Wall Interface	Via Sub-Contractors own QA System and RBL SM System
	RBL Fit-out Manager	Meets the Project Specification and is installed correctly as the Construction Issue Detail.	100% - Every Party Wall Interface	100% Inspections recorded on SM
	RBL Façade Manager & Façade Contractor Focchi	Meets the Project Specification and is installed correctly as the Construction Issue Detail.	100% - Every Party Wall Interface	100% Visual inspection recorded via Sub-contractor QA System and SM System
	Façade Consultant WSP	Meets current Building Regs. Has been installed correctly to the construction issue details	Random Site Visits throughout the Construction Phase	Formal Report
	BCO	Meets with current Building Regs (ADB) Reg 7.	Random Site Visits throughout the Construction Phase	Formal Report
	EWS1 Signatory DFC	Meets Current Building Regs (ADB) Reg 7 .	As determined by the EWS1 criteria	EWS1 Form
	Fire Consultant DFC	Installed as DFC Building fire strategy/ADB Reg 7 Compliant.	Periodic Site Visits as prescribed in their order	Formal Report

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Author	SG		
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Masonry wall construction ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Structural Openings PLF/RBL Projects QA Protocols	Sub-Contractor PLF	Construction to the details and dimensions given on the Construction Issue drawings	100% of all openings	Via Sub-Contractors QA System and RBL SM System
	RBL Fit-out Manager Matt Petruzelli	Constructed in accordance with the Construction Issue Drawings.	100% of all openings	Snagmaster
	RBL Facade Manager & Façade Consultant WSP	Meets with S/O dims and details shown on Façade Construction Issue Drawings	100% of all openings	Visual inspection recorded via Sub-contractor QA System and SM System
Firestopping PLF/RBL Projects QA Protocols	Sub-Contractor PLF	Meets the Project Specification and is installed correctly as the Construction Issue Detail.	100% - Every Party Wall Interface	Via Sub-Contractors Own QA System or RBL SM System
	RBL Fit-out Manager Joe Sherwin	Meets the Project Specification and is installed correctly as the Construction Issue Detail.	100% - Every Party Wall Interface	100% Inspections recorded on SM
	RBL Facade Manager & Façade Consultant WSP	Meets the Project Specification and is installed correctly as the Construction Issue Detail.	100% - Every Party Wall Interface	Inspection recorded via Sub-contractor QA System and SM System
	Façade Consultant WSP	Meets current Building Regs. Has been installed correctly to the construction issue details	Random Site Visits throughout the Construction Phase	Formal Report
	BCO	Meets with current Building Regs.	Random Site Visits throughout the Construction Phase	Formal Report
	EWS1 Signatory Façade Consultant WSP	Meets Current Building Regs.	As determined by the EWS1 criteria	EWS1 Form

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Unitised curtain walling ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Delivery of Materials Focchi ITP-	Façade Contractor Focchi	Adequately Protected against Chipping/ Staining Individual Identification Tag/ Barcode	Every Stillage	Digital Records On A-Site.
Area / Floor Handovers Focchi & RBL QA Protocols	RBL Frame RBL Façade Manager Façade Contractor Focchi Manager	As Built Surveys with CIC surveys. Gridlines Clearly Marked. Areas Cleared.	100% of CIC and Datums Every Floor	Frame To Project Handover RBL Projects – Focchi Handover Digital Records On A-Site (Focchi) & SM (RBL).
Brackets Focchi & RBL QA Protocols	Focchi Managers & Installers Façade Contractor RBL Façade Manager	Brackets installed in line with Façade Contractor [Insert] approved designs. Fixings Torque Checked.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 10% RBL Façade Manager 5%	Independent Inspections. Digital Records On A-Site (Focchi) & SM (RBL).
Base Profiles Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager	Profiles installed in line with Façade Contractor Focchi approved designs.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager Random RBL Façade Manager Random	Inspections. Digital Records On A-Site (Focchi) & SM (RBL).
Saddle Gaskets Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager	Gaskets installed and sealed in line with Façade Contractor Focchi approved designs.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager Random RBL Façade Manager Random	Inspections. Digital Records On A-Site (Focchi) & SM (RBL).

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Panels Focchi & RBL QA Protocols	Focchi Managers & Installers Façade Contractor RBL Façade Manager	Panels Inspected for damages. Ancillary Items Installed (Fins etc.) Gaskets & Cap Profiles Installed. Panels Lined and Levelled.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 10% RBL Façade Manager Random	Inspections. Digital Records On A-Site (Focchi) & SM (RBL).
Firestopping Focchi & RBL QA Protocols	Focchi Managers & Installers Façade Contractor RBL Manager Façade Consultant (WSP) (BCO) Fire Consultant (DFC) O&M Provider Createmaster EWS1 Signatory (DFC)	Firestopping installed as per Façade Contractor Focchi Designs and Protocols. Installation meets Building Regulations (ADB). Installed as Hoare Lee building fire strategy.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 100% RBL Manager Random Façade Consultant WSP Random SBCO Random O&M Provider Createmaster (Correlation of records only) EWS1 Signatory WSP 100% Fire Consultant (Hoare Lee) Periodic Site Visits as prescribed within their order.	Inspections. Digital Records On A-Site (Focchi) & SM (RBL). Firestopping Interested Parties Siderise/BCO/ Hoare Lee/WSP Formal Reports Issued following all Site Visits/Inspections.
Copings Focchi & RBL QA Protocols	Focchi Managers & Installers Façade Contractor RBL Façade Manager	Coping and Closures installed and sealed in line with Façade Contractor Focchi approved designs.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 10% RBL Façade Manager 10%	Inspections Digital Records On A-Site (Focchi) & SM (RBL).

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Pre-protection Handover Focchi & RBL QA Protocols	Focchi Managers & Installers Façade Contractor RBL Façade Manager	Internal Inspections to check for damages. Panels installed in correct positions. Purge Panels operational. MVHR Ducts in correct position. Gaskets and Cap profiles fitted correctly. Protection installed correctly.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 100% RBL Façade Manager 100%	Inspections Digital Records On A-Site (Focchi) & SM (RBL).
Post Protection Inspection Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager	Adhesion and application of internal protection checked. Correct level of protection applied in line with Contract Order.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 100% RBL Façade Manager 100%	Inspections Digital Records On A-Site (Focchi) & SM (RBL).
Final Inspection Handover Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager	Internal & External Inspections undertaken and all installed elements Defect/Snag Free.	Façade Contractor Focchi Manager 100% RBL Façade Manager 100%	Inspections Digital Records On A-Site (Focchi) & SM (RBL).
Site Hose Testing UKAS/CWCT Site Hose Test Protocols	Focchi Managers & Installers RBL Façade Manager Façade Consultant WSP	All testing carried out as per CWCT TN41 On Site Testing protocols.	5% of all critical joints as agreed by Façade Consultant WSP, RBL and Façade Contractor Focchi.	Formal Reports issued

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Author	SG		
Revision	1.0 (Draft)		

Stick system curtain walling ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Area/Floor Handovers Focchi & RBL QA Protocols	RBL Frame RBL Façade Manager Façade Contractor Focchi Manager	As Built Floor Plate & CIC surveys. Primary Stations provided & clearly marked. Floor plate cleared of materials/waste.	100% - CIC Surveys/Primary Stations/Floor	Frame To Project Handover RBL Projects – Focchi Handover Digital Records On A-Site (Focchi) & SM (RBL).
Stick System Installation Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager. Façade Consultant (WSP).	Specification compliant approved & tested Proprietary Curtain Wall System to be used. Brackets and Gridwork installed and sealed in line with Façade Contractor Focchi, approved designs, and system suppliers recommendations. Grouting and Torquing of Brackets. Gaskets and Glazing Shoes installed as designs Back Pans/Sub-Structure installed and sealed as construction issue details/drawings. Glass checked for damages. Gridwork Lined and Levelled and Toggle Torque checked. Mastic works carried out as per Façade Contractor Focchi, designs.	Hold Point Inspections: 1. Pre Glaze 2. Post Glaze 3. Completion Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 100% RBL Façade Manager random at each hold point.	Inspections Digital Records On A-Site (Focchi) & SM (RBL).
Firestopping Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager	Firestopping installed as per Focchi the Façade Contractor Designs and Protocols. Installed as Hoare Lee building fire strategy. Installation meets Building Regulations.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 100%	Inspections. Digital Records On A-Site (Focchi) & SM (RBL).

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	Façade Consultant WSP. BCO DFC (Fire Consultant) O&M Provider Createmaster. EWS1 Signatory DFC		RBL Façade Manager 100% Façade Consultant WSP Siderise (Random) DFC (Fire Consultant) & SBCO (Random) O&M Provider (Createmaster) Correlation of Inspection Records Only EWS1 Signatory WSP 100%	Formal Reports Issued following all Inspections.
Soffits Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager Façade Consultant (WSP)	Soffits installed and sealed in line with Façade Contractor Focchi approved designs. Correct grade of insulation and depth. Panel Gaps uniformed. Materials Intact & Undamaged	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 10% RBL Façade Manager Random	Inspections Digital Records On A-Site (Focchi) & SM (RBL).
Pre-Protection Handover Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager	Internal Inspections to check for damages. Panels installed in correct positions. Purge Panels operational. MVHR Ducts in correct position. Gaskets and Cap profiles fitted correctly. Protection installed correctly.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 100% RBL Façade Manager 100%	Inspections Digital Records On A-Site (Focchi) & SM (RBL).
Post Protection Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager	Adhesion and application of internal protection checked. Correct level of protection applied in line with Contract Order.	Façade Contractor Focchi Installers 100% Façade Contractor Focchi Manager 100% RBL Façade Manager 100%	

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Final Inspection Handover Focchi & RBL QA Protocols	Focchi Managers & Installers RBL Façade Manager	Internal Inspections to check for damages Purge Panels operational. Remedial works carried out to damages. External Inspections carried out.	Façade Contractor Focchi Manager 100% RBL Façade Manager 100%	Inspections Digital Records
Site Hose Testing UKAS/CWCT Site Hose Test Protocols	Focchi Managers & Installers RBL Façade Manager Façade Consultant WSP	All testing carried out as per CWCT TN41 On Site Testing protocols.	5% of all critical joints as agreed by Façade Consultant Focchi, RBL and Façade Contractor Focchi.	Formal Reports issued

Rainscreen cladding ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Area/Floor Handovers Focchi & RBL QA Protocols	RBL Frame RBL Façade Manager Focchi Manager Primeseal Manager	As Built Floor Plate & CIC surveys. Primary Stations provided & clearly marked. Floor plate cleared of materials/waste.	100% - CIC Surveys/Primary Stations/Floor	Frame To Project Handover RBL Projects – Focchi Handover Digital Records On A-Site (Focchi) & SM (RBL).
Panel System Installation Focchi & RBL QA Protocols	RBL Frame RBL Façade Manager Focchi Managers & Installers Primeseal Installers Facade Consultant (WSP)	Brackets and Gridwork installed and sealed in line with approved designs. Torquing of Brackets. Backing sub-structure installed and sealed System Lined and Levelled and Toggle Torque checked. Mastic works carried out as per approved designs.	Hold Point Inspections: Pre Panels Install Post Panel Install Completion Installers 100% S/C Managers 100% RBL Façade Manager hold point inspections (Random).	Inspections Digital Records On A-Site (Roofer & Focchi) & SM (RBL).

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Firestopping Focchi & RBL QA Protocols	Roofing Contractor Manager (Lift Overrun Only) Focchi Managers & Installers RBL Manager Façade Consultant WSP BCO Fire Consultant (DFC) O&M Provider Createmaster EWS1 Signatory (DFC)	Firestopping installed as per Façade Contractor Focchi and Firestopping Contractor Designs and Protocols. Installation meets Building Regulations.	Focchi Installers 100% Focchi Manager 100% Roofing Contractor 100% RBL Manager 100% DFC (EWS1 Signatory) 100% BCO Monthly O&M Provider Createmaster (Corelation of Reports Only) Hoare Lea as requested by RBL	Inspections & Reports. Digital Records. Focchi & Roofer on A-Site. RBL on SM Formal Reports from: WSP/BCO/DFC following each visit/ Inspection.
Inspection Handover Focchi/Roofing Contractor/ RBL Protocols	Roofing Contractor & Focchi Manager RBL Façade Manager	Inspections to check for damages. Remedial works carried out to damages. External Inspections carried out.	Focchi/Roofing Contractor 100% RBL Façade Manager 100%	Inspections. Digital Records On A-Site (Roofer & Focchi) & SM (RBL).
Site Hose Testing UKAS/CWCT Site Hose Test Protocols	Focchi & Roofing Contractor RBL Façade Manager WSP (Façade Consultant) BCO	Testing carried out as per CWCT testing protocols.	5% of all critical joints as agreed by Façade Consultant WSP, RBL and S/C	Formal Reports issued and uploaded to Project Quality File on A-Site.

Reference	TEM-FAC-01	Envelope (2) Quality Plan (EQP) Trinity D	RENAKER
Author	SG		
Revision	1.0 (Draft)		

Balconies (Juliette) ITP **(N/A To This Scheme)**

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Door System	Sub-Contractor [Insert]	Installed as Sub-Contractors [Insert]	100%	Visual inspection recorded via SM
	RBL Façade Manager	Construction Issue Drawings/Details		
	Façade Consultant Focchi	Specification/Building Regs Compliant	Random Site Visits	Formal Report
Proprietary Balustrade System	Sub-Contractor [Insert]	Installed as Sub-Contractors [Insert]	100%	Visual inspection recorded via SM
	RBL Façade Manager	Safety Critical Anchor Fixings Comply with CFA Guidelines & BS8539 (Pull Tests Carried Out Where Applicable)		CFA Compliant pull test reports filed on server under relevant sub-contractors QA File
	Façade Consultant WSP	Specification/Building Regs Compliant	Random Site Visits	Formal Report
Weathering Interfaces	Sub-Contractor [Insert]	Installed as Sub-Contractors [Insert]	100%	Bespoke QA Checklist on SM
	RBL Façade Manager	Construction Issue Drawings/Details		
	Façade Consultant WSP		Random Site Visits	Formal Report

Reference	TEM-FAC-01	Envelope (2) Quality Plan (EQP) Trinity D	RENAKER
Author	SG		
Revision	1.0 (Draft)		

Roof ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Inverted Roof: Hot Melt/VCL Fleece Insulation Water Deflection Layer Ballast & Paving Roofer/RBL Protocols	Roofing Manager	Installed as Roofing Contractors Construction Issue Drawings/Details & Roof System Suppliers Recommendations. Complies with Broof t4 - Roof System.	100%	Project specific QA Checklist on SM
	RBL Responsible Manager			
	On-site 3rd Party Adhesion Test to Hot Melt arranged by Roofing Contractor	Installation meets with the Broof T4 Roof System criteria and installed in accordance with the System Providers Recommendations.	On Completion of each section of Hot Melt	Test Certificate Issued If Pass Achieved (3rd Party Inspector)
	BCO	Satisfies Part L of Building Regs.	Random (Typically Monthly) Site Visits	Formal Report Issued
	WSP	Satisfies Façade Performance Specification	Random (Typically Monthly) Visits	Formal Report Issued
Warm Roof: VCL Insulation Waterproofing layer Roofing Contractor/RBL Protocols	Roofing Contractor	Installation meets with criteria of roof system suppliers Drawings/Details. Complies with ADB in relation to Fire	Hold Point Inspections: 1. VCL Layer 2. Insulation 3. Waterproofing Layer	Each hold point digitally recorded by Roofing Contractor (A-Site and RBL via site specific ITP on SM.
	RBL Responsible Manager			
	BCO	Satisfies Part L of Building Regs.	Random (Typically Monthly) Site Visits	Formal Report Issued
	WSP	Satisfies Façade Performance Specification	Random (Typically Monthly) Site Visits	Formal Report Issued

Reference	TEM-FAC-01	Envelope (2) Quality Plan (EQP) Trinity D	RENAKER
Author	SG		
Revision	1.0 (Draft)		

BMU ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Cast In Fixings and Substrate Plinths Rostek Protocols	RBL Frame Engineer RBL Facade Manager Appointed 3rd Party Pull Test Company	Cast Items installed as designed Concrete strength at correct levels and recorded Independent Pull Testing carried out Pre-Cast inspections carried out with photographic evidence.	RBL Frame 100% 3rd Party Inspector RBL Manager Random	As-built surveys and Cube results. Formal Reports Issued from 3 rd Party Pull Tester
Tracks and Fixings Rostek Protocols	Rostek & Appointed 3 rd Party Insurer RBL Façade Manager WSP Facade Consultant	System Installed as per design. CIC's Pull Tested Fixing's into CIC's/Masonry - Torque and Pull Tested. Rostek & 3rd Party LOLER Inspections and Testing carried out. BMU Specification compliant in terms of design life and environmental conditions, component finishes.	Rostek 100% LOLER Thorough Examination every 6 months minimum RBL Façade Manager & WSP (Random)	Digital Records (Rostek A-Site & RBL SM) Formal LOLER Certification issued
Car Rostek Protocols	Rostek & Appointed 3 rd Party Insurer RBL Façade Manager WSP Facade Consultant	Rostek & 3rd Party LOLER Inspections and Testing carried out. BMU Specification compliant in terms of design life and environmental conditions, component finishes.	Rostek 100% LOLER Thorough Examination every 6 months minimum RBL Façade Manager & WSP (Random) User – Recorded Pre Use Inspections	Digital Records (Rostek A-Site & RBL SM) Formal LOLER Certification issued Pre-use inspections (Hard Copy) to be kept in designated site file.

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Completed Installation Handover Rostek Protocols	Rostek & Their Appointed 3 rd Party Insurers RBL Façade Manager WSP Facade Consultant	BMU Designed/Assembled/Installed as Rostek CO Drawings Full inspection of Damages. LOLER Inspection and Testing carried out.	Rostek 100% RBL Manager 100% LOLER every 6 months minimum	Formal Handover Certificate Issued and uploaded to Project QA File on Asite LOLER Certification issued and uploaded to Project QA File on Asite
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Terrace ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Inverted Roof: Hot Melt/VCL Fleece Insulation Water Deflection Layer Ballast & Paving Roofing Contractor /RBL Protocols	Roofing Contractor	Installed as Roofing Contractors CO Drawings & Roofing System Recommendations. Complies with Broof t4 - Roof System.	100%	Project specific QA Checklist on SM
	RBL Responsible Manager			
	On-site 3rd Party Adhesion Test to Hot Melt arranged by Roofing Contractor	Installation meets with the Broof T4 Roof System criteria and installed in accordance with the System Providers Recommendations.	On Completion of each section of Hot Melt	Test Certificate Issued If Pass Achieved (3rd Party Inspector)
	BCO	Satisfies Part L of Building Regs.	Random (Typically Monthly) Site Visits	Formal Report Issued
	WSP	Satisfies Façade Performance Specification	Random (Typically Monthly) Visits	Formal Report Issued
Warm Roof: VCL, Insulation Waterproofing layer Roofing Contractor /RBL	Roofing Contractor	Installation meets with criteria of roof system suppliers Drawings/Details.	Hold Point Inspections: 1. VCL Layer 2. Insulation 3. Waterproofing Layer	Each hold point digitally recorded by Roofing Contractor (A-Site and RBL via site specific ITP on SM.
	RBL Responsible Manager	Complies with ADB in relation to Fire		

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Protocols	BCO	Satisfies Part L of Building Regs.	Random (Typically Monthly) Site Visits	Formal Report Issued
	WSP	Satisfies Façade Performance Specification	Random (Typically Monthly) Site Visits	Formal Report Issued
External Roof Finishes Roofing Contractor/RBL Protocols	Roofing Contractor	Installed as Appointed Sub-Contractors Construction Issue Drawings/Details. Materials complaint with ADB Regulation 7	Site Inspections in accordance with ITP	Bespoke QA Checklist on SM
	RBL Façade Manager		Random(Typically Monthly) Site visits	
	BCO		Random(Typically Monthly) Site visits	Formal Report
	WSP			
Proprietary Balustrade System Morgan Bros/RBL Protocols	Sub-Contractor Morgan Bros	Installed as Morgan Bros Construction Issue Drawings/Details. Safety Critical Anchor Fixings Comply with CFA Guidelines & BS8539 (Pull Tests Carried Out Where Applicable). Glass Compliant With ADB (A2-s1-d0)	100%	Visual inspections recorded on SM CFA Compliant pull test report if applicable.
	RBL Manager			
	BCO	Specification/Building Regs. Compliant.	Random (Typically Monthly) Site Visits	Formal Report
	Façade Consultant WSP	Specification/Building Regs. Compliant.	Random (Typically Monthly) Site Visits	
Weathering Interfaces Primeseal/RBL Protocols	Roofing Contractor	Installed as Roofing Contractor CO Drawings and Specification/Building Reg. Compliant.	100%	Bespoke QA Check Sheet on SM
	RBL Façade Manager			
	Façade Consultant WSP		Random Site Visits	Formal Report

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SFS Windows ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the EWS1 Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Substrate Handover BAASL /RBL QA Protocols	RBL Fit-out Manager	Structural Openings - Correct to detail and dimension as BAASL CO Drawings	Every Opening	As built survey/handover – Façade
	RBL Façade Manager & BAASL			As built Survey/Facade – BAASL
Cavity Firestopping BAASL /RBL QA Protocols	RBL Fit-out Manager & RBL Façade Manager/ BAASL Manager	Void Closers Checks Complete 100% Visual inspections of all FS with photographic evidence. Installed as the manufacturers recommendations and tested detail.	100% Check on all FS with Photographic evidence. Every Opening	RBL to formally record on SM
	RBL Façade Manager – BAASL	Installed as BAASL CO Drawings & WSP Façade Specification . ADB Reg 7 Compliant.	Every Opening	Formal as Built Handover
	O&M Provider Createmaster	As Built Drawings / Aftercare information	Random site visits	Formal Report
	Façade Consultant WSP	Meets the requirements of ADB Reg 7 Installed as manufacturers recommendations Installed to the Building Fire Strategy.	Random site visits	Formal Report
	BCO	Meets the requirements of ADB Reg 7	Random site visits	Formal Report
	DFC - EWS1 Signatory	Meets the requirements of ADB Reg 7	As determined by the conditions EWS1 Signatory	EWS1 Form
Hold Point 1 - Pre-Glaze Frame Fixings Condition of Frames	BAASL	Installation Compliant with the Sub-Contractors Construction Issue Drawings/Details.	Random site checks in accordance with RBL/ BAASL QA Protocols	Visual inspection recorded on SM
	RBL Façade Manager			

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Perimeter Membranes				
Gaskets	Façade Consultant WSP	Specification Compliant.		Formal Report
Drainage Routes				
Hold Point 2 - Post Glaze	BAASL	Installed as per Façade Contractor Focchi Details.	Random site checks in accordance with RBL/ BAASL QA Protocols .	Visual inspection recorded BAASL RBL on SM
Glass	RBL Façade Manager			
Gaskets				
Beads				
Drainage	Façade Consultant WSP		Random sample checks	Formal Report
Internal Protection to Aluminium Frames	BAASL	Level of protection is as agreed within the contract.	100%	Visual inspection recorded on SM
	RBL Façade Manager			
Internal Protection to Glass	RBL Façade & Fit-out Managers	Meets with RBL requirements.	Random visual inspections by RBL Façade/Floor Managers	No formal recording process just visual inspections.
Site Hose Testing	UKAS Accredited Testers	As defined and agreed within the WSP Façade performance specification.	5% of all critical joints at locations pre-determined by RBL & Façade Consultant WSP	Formal Report
	BAASL			
	Façade Consultant WSP			
	RBL Façade Manager			
Final Handover	Appointed Façade Contractor	Materials Installed intact & undamaged. Installed as the CO Drawings/Details.	100% Joint Inspections by RBL/ BAASL	Close out via SM

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Post-Construction Inspection ITP

The below ITP sets out the key elements inspected, the methodology, coverage and parties involved. As part of the EWS1 assessment, sample inspections should be included by the identified EWS1 Form Signatory.

Inspection item	Inspected by	Pass criteria	Frequency	Method of recording
Façade Handover Focchi/ BAASL/ RBL QA Protocols	Façade Contractor Focchi Manager RBL Façade Manager	Recorded Internal & External Façade inspections. All defects and remedial actions completed	All areas upon completion of the works	Snagmaster Inspections signed off all works.
Project Completion WSP Letter Of Compliance	Façade Consultant WSP	Façade Inspections carried out during construction and all reported items closed out.	Various Inspections throughout the Project	Compliance Letter Issued & All Items On Tracker Closed Out
Project Completion	O&M Provider Createmaster	Project Inspections carried out during construction and all reported items closed out.	Various Inspections throughout the Project	Site Reports and Comments Tracker. Warranties Issued on completion.
Practical Completion	BCO	All aspects of the façade have been installed in line with Building Regulations.	Various Inspections throughout the Project	Issuing the PC certificate.
EWS1 Completion Form	EWS1 Signatory (DFC)	All aspects of the façade have been installed in line with Building Regulations.	Various Inspections throughout the Project	Completion and sign-off of the EWS1 Form.
VITA (Client)	Appointed COW/Agent	All aspects of the façade have been installed in line with Building Regulations and satisfy the clients expectations.	Various Inspections throughout the Project	Formal Acceptance/Sign Off