



GeoEnginSeer

FREELANCE DILETTANTE GEOLOGIST

**Oakroyd Hall,
Birkenshaw,
Bradford Road BD11 2DY**

Verification Completion Report for Ground Gas Protection Systems

Date / Time:	01.08.2024
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Project Title	Oakroyd Hall Birkenshaw
GES Report Number	
Date	01.08.2024
Client	GRK Civils / Willmott Dixon
Weather	20oC cloudy, light wind 3 kmph
Development Type	Commercial
Foundation Type	Reinforced Slab
Area / section	Small Infill area, between existing buildings
GES Job Ref:	1427
Visit By	Ben Crowther

Report By**Checked/Approved By***Signature**Signature**Name:* Mairead Morony*Name:* Ben Crowther**Company Contact Details**

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1. GAS MEMBRANE

1.1 Condition Of Subgrade 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.

The subgrade was a mixture of sand and gravel, a whacker had been used to make the surface smooth for the install.

1.2 Gas Membrane Type

Manufacturer and product specification, gauge, colour, brand/name, material batch/roll numbers.

Juta GP Titan Bond.

1.3 Laps, Welds and Joint Seals

Joints lapped and sealed in accordance with manufacturers requirements/specification. Minimum overlap insured? Welds complete? Appropriate joining/double sided tape used?

The membrane had been sealed using heated hand welds.

1.4 Service Entries Seals

How many pipe penetrations? Top hats seal arrangements fixed around service entries? Use of jubilee clips? Etc.

Pipe penetrations were sealed using detailing strips.

2. VENTILATION SYSTEMS

2.1 Subfloor Void

Is a check possible? Void former? Gravel (type/specification)? Height of void space? Is it clear?

NA

2.2 External Wall Airbricks

How many? Size? Positioning? Spacing? Etc.

NA

2.3 Active Venting

Type of air supply: mechanical, natural, combined? Location/condition/number of fans/vents? Location and size of inlets? Provision of air cleaning devices and air heaters? Supply and exhaust duct work? Alarm provision/installation? Gas monitoring system in under-floor void?

NA

2.4 Testing Of Air Flow

Is the air flowing sufficiently through ventilation? Anemometer reading? Smoke test? Tracer gas?

N/A

3. INSPECTION AND INTEGRITY DETAILS

On the 1st August 2024 the installation of the Proprietary Gas Resistant Membrane for the protection of properties from ground gas was inspected at Oakroyd Hall Birkenshaw, in the extension to the old fire house, on a small infill area.

The subgrade was compacted ground, a mixture of gravel and sand. A roller and a whacker had been used to provide a smooth flat surface.

Juta GP Titan Bond had been laid throughout the plot base. This was sealed with 100mm jointing tape between the loose lay sheets.

Pipe penetrations were sealed using pro detailing strips.

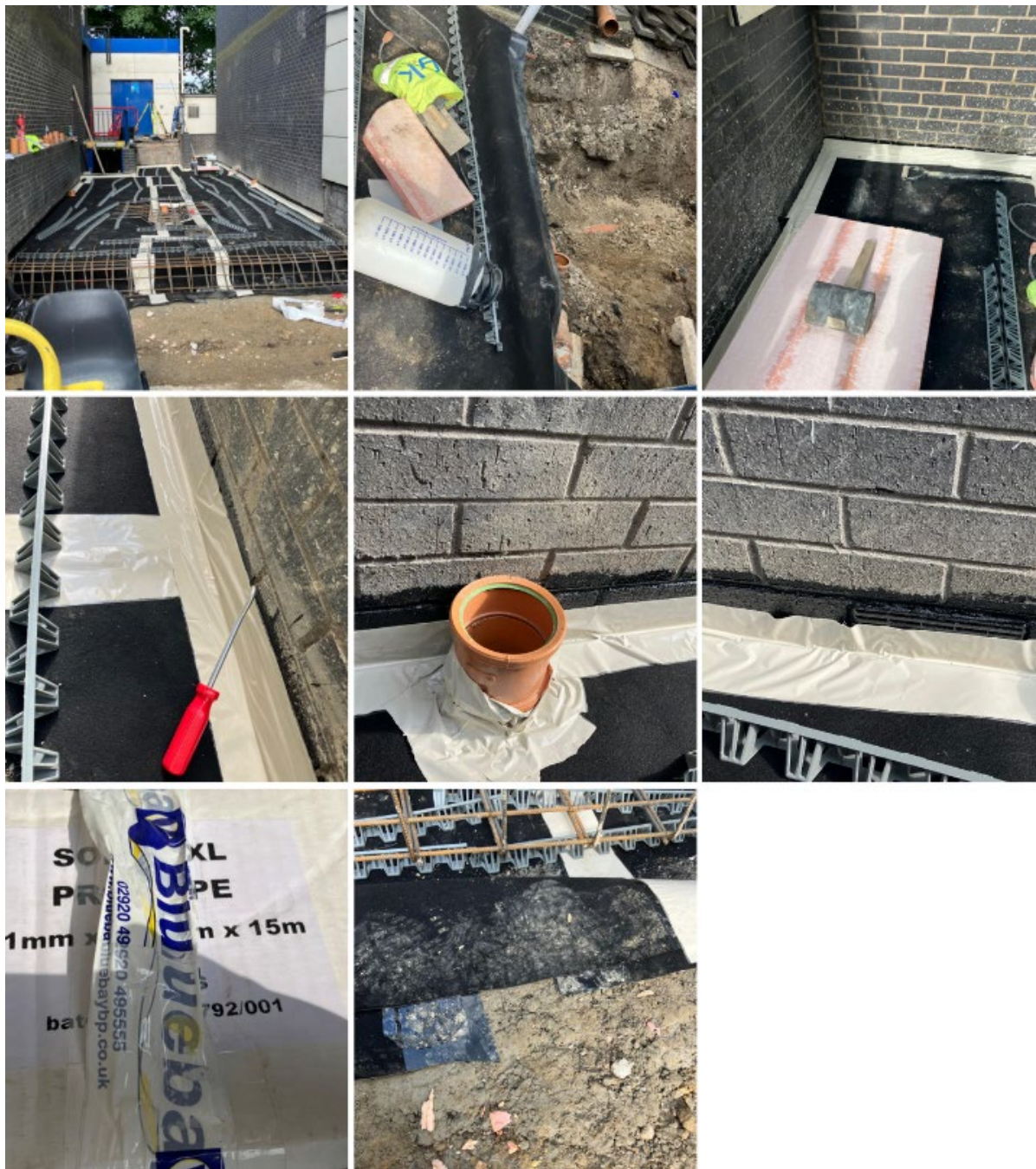
I measured the membrane overlaps and all had the minimum 150mm laps.

The membrane had been appropriately scraped and cleared of the bonding material prior to sealing up with pro detailing strip.

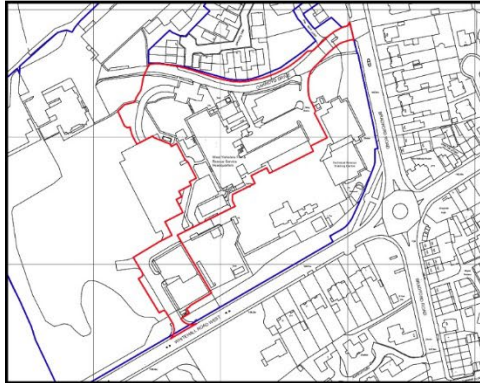
Overall, the membrane had been well installed and protected.

Please see photographs.

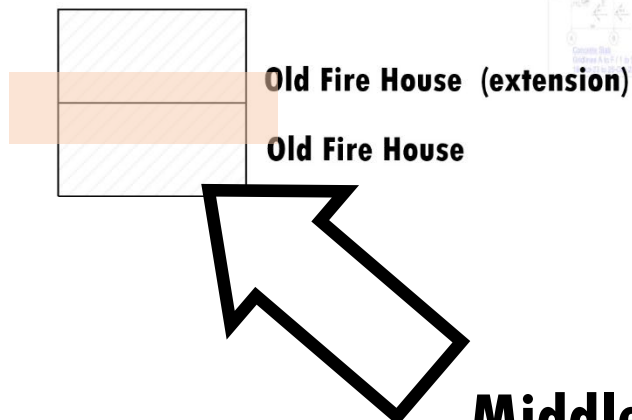
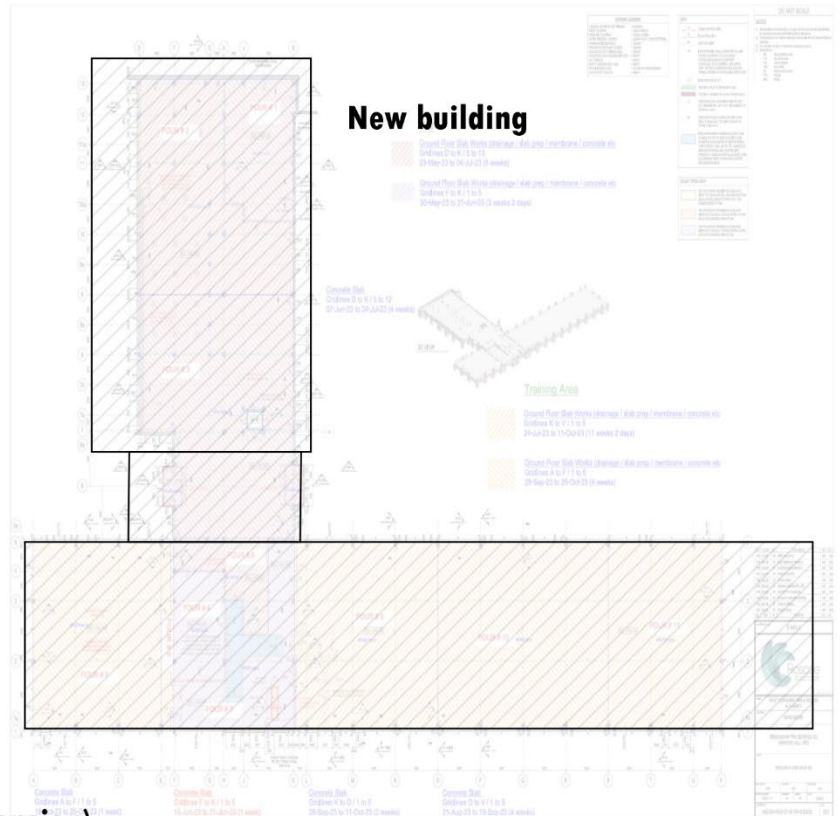
4. PHOTOGRAPHIC RECORDS



Site Plan:



Location



Middle Connection

5. CONCLUSION OF SITE VISIT

5.1 Details Of Installers

Are the installers suitably qualified / trained? Names of installers / company details?

GRK Civils

5.2 Pass / Fail?

Are the measures inspected acceptable / NOT acceptable? Do they comply with the specifications? Is attention required to specific issues?

PASS.

5.3 Additional notes

Remedial actions to be taken? Re-visit to be arranged?

NA

If you have any questions regarding the above, please do not hesitate to contact me.

Yours sincerely

Ben Crowther B.Sc, M.Sc, PGCE, FGS, CIEH, PCA-QT, SGPV
For and on behalf of GeoEnginSeer Ltd.

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6.0 Limitations and Challenges of Verification Reporting

This report is based on the information that has been made available to us from the client, contractor and architect regarding the site. The conclusions drawn in the report are considered correct although any subsequent additional information or actions may allow refinement of the conclusions. It should be noted that: The report has been prepared under the express instructions and solely for the use of the Client.

The findings of this report represent the professional opinion of experienced Ground Gas System Surveyors. GeoEnginSeerLtd does not provide legal advice and the advice of lawyers may also be required.

All work carried out in preparing this report has utilised and is based upon understanding of current relevant UK standards and codes, technology, and legislation. (BS8485:2015+A1:2019 & CIRIA 735).

Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect.

The report is limited to the boundaries identified by the Client on this site and confirmed within this document.

Should additional services be introduced, or service conduits are not sealed or have services provided through them at a later date that are not sealed to the conduit and or gas protection system, a retrospective fit may be required.

If a site is left open for prolonged periods following verification or works are conducted that may damage the integrity of the installation by follow on trades repairs may be needed, the standards observed in a positive verification report may be compromised. Intellectual rights to this document may be rescinded.