

INSPECTION REPORT R220

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|--------------------|--|-------------------------|--------------|
| ISSUE DATE: | 15 December 2023 | CONFIDENTIALITY: | Confidential |
| SUBJECT: | RAAC Discovery Inspection | | |
| PROJECT: | NHSScotland Assure RAAC Investigations | AUTHOR: | #024 |
| CHECKED: | #011 | APPROVED: | #002 |

SUMMARY DETAILS

| | | |
|-----------------------------|--|-----------|
| NHS Board: | Forth Valley | |
| Site Code: | V102H | |
| Site Name: | Falkirk Community Hospital | |
| Block No.: | 39 | |
| Block Name: | Ophthalmology | |
| Inspection Date: | 07/11/2023 | |
| Structural Engineers | #011 | #024 |
| NHS Estates | Jamie Hill | |
| Summary Status | RAAC not observed | No Action |
| Comments | No RAAC was observed within this building and therefore no related action is currently required. | |



Figure 1 - Falkirk Community Hospital Ophthalmology



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INTRODUCTION

This report has been prepared to summarise the findings of a visual structural inspection carried out at the property described above. The purpose of the inspection was to establish whether Reinforced Autoclaved Aerated Concrete (RAAC) is present in representative locations and to make observations about the condition of RAAC in those locations. This report is not intended to be an appraisal of the whole structure, nor is it intended to report on structural matters unrelated to RAAC. Should those services be required by NHSScotland Assure then a separate report should be commissioned.

The inspection was conducted from ground level externally and from floor level internally, except where ladders were used to view above suspended ceilings. It should be noted that access was available in a limited number of locations, because the building remained live. Nevertheless, in our opinion sufficient locations were inspected to decide whether RAAC was present or not.

Our report reflects the building and its condition at the time of inspection, however if RAAC becomes wet or is overloaded it will become distressed, and its capacity will reduce. For this reason, the building fabric, including the rainwater goods, must be regularly maintained and access to floors and roof structures should be managed.

The reader may not assume that locations not expressly described in this report are free from defects, damage, and distress. Nor can it be guaranteed that RAAC is not present in locations that were not viewed.

This report is for the exclusive use of NHSScotland Assure and shall not be relied upon by third parties without the permission of WSP expressed in writing.

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INSPECTION LOCATIONS

The floor plan below shows locations where the roof structure was observed from either the underside of the roof where it was exposed, or within the ceiling void. Only areas positively identified as being free from asbestos by the on-site asbestos surveyor were considered for inspection. In addition, several rooms were in use at the time of our visit and were therefore unavailable for inspection. That said, sufficient locations were viewed so that it is reasonable to assume that they are representative of the structure, and an accurate determination can be presented. We therefore do not foresee a need to view additional locations in the building for the purpose of RAAC Discovery.

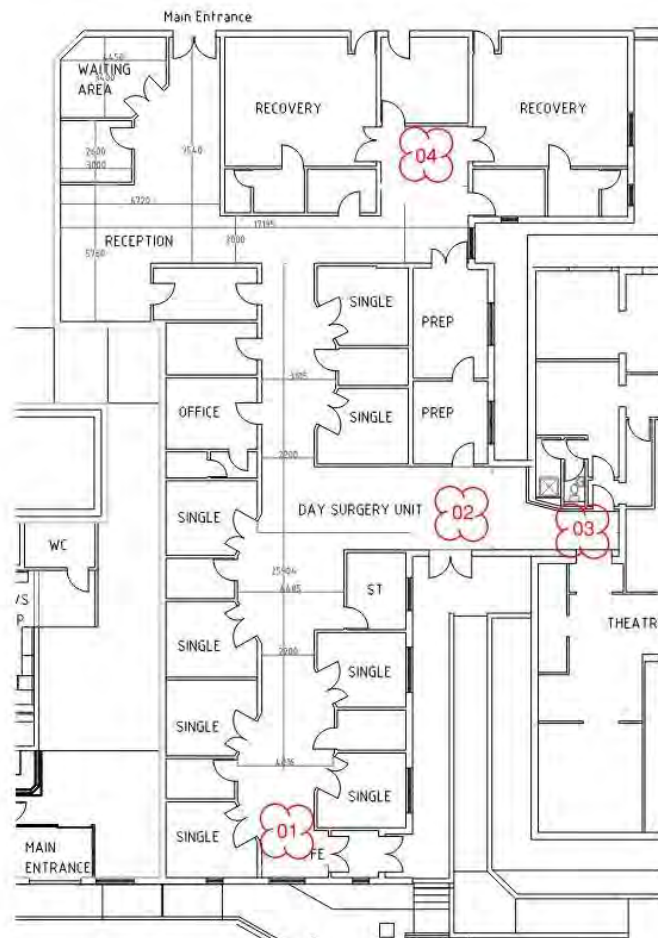


Figure 2 - Inspection plan



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OBSERVATIONS



The Ophthalmology department at Falkirk Community Hospital is a two storey, concrete framed structure with external brick façade. It has a reinforced concrete flat roof with bituminous felt covering.

The table below provides details of the observations that were made:

| Location | Comments | Image | | |
|-------------------|--|-------------------|-----------|--|
| 01 | <table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Photo taken within the ceiling void showing the soffit of the reinforced concrete roof slab.</p> | RAAC not observed | No action |  |
| RAAC not observed | No action | | | |
| 02 | <table border="1"> <tr> <td>RAAC not observed</td> <td>No action</td> </tr> </table> <p>Underside of reinforced concrete planks believed to support an insitu slab over, forming the flat-roof deck.</p> | RAAC not observed | No action |  |
| RAAC not observed | No action | | | |


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| Location | Comment | | Image |
|----------|-------------------|-----------|--|
| 03 | RAAC not observed | No action |  <p>Service penetration through concrete flat roof structure. Photo taken within the ceiling void showing the underside of the roof deck.</p> |
| 04 | RAAC not observed | No action |  <p>Underside of reinforced concrete planks believed to support an insitu slab over, forming the flat-roof deck.</p> |

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| Location | Comment | Image | | |
|-------------------|--|-------------------|-----------|---|
| External facade | <table border="1" data-bbox="304 689 831 757"> <tr> <td data-bbox="304 689 571 757">RAAC not observed</td> <td data-bbox="571 689 831 757">No action</td> </tr> </table> <p data-bbox="304 757 831 1254">This image is representative of the external façade, believed to comprise brick external walls.</p> | RAAC not observed | No action |  |
| RAAC not observed | No action | | | |



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CONCLUSION

The objective of our inspection was to determine whether RAAC is present within the building, however none was observed in the locations inspected. We are satisfied that the locations we viewed are representative of the construction.