

5.5

Landlord's Inspection

Retail Tenants - Landlord Inspection:

Tenant:

Unit Number:

Location:

Contractor:

Details of Project:

Principle Sub-Contractor:

Completed By:

Date:

Items	N/A	Comments	Closed Initials
Emergency Lighting BS5266 (Full Certification required)			
Fire Detection BS 5839 (Full compliance certificate, test and commissioning data & Interface schedule)			
Fire Suppression/Sprinkler BS EN 12845 (Full compliance certificate, test and commissioning data)			
Escape lighting Luminaries BS5499			
Sound system interface (Cause and Effect test/witnessed)			
Witness test – full kitchen systems to be demonstrated			
Kitchen Extract ductwork certificate BS476 if fire rated			
CDW pressure test/dosing certification			
Gas Installation and Interlock certification (surface stations only)			
HVAC fire alarm interlock demonstrated			
Chlorination Certificate BS6700			
Passive Fire Protection, (i.e. Fire Resisting Construction, Fire-stopping, Fire Doors, Dampers, and structural fire resistance). Fire certification, fire test data, fire-stopping log, as-built data all by FIRAS or LPC accredited installer, showing evidence of compliance with LU Standards.			
Fire safety performance of materials data; for construction and finishes of internal walls or ceilings, showing compliance with; LU I-085, and The Fire Precautions (Sub-surface Railway Stations) England Regulations 2009 (Regulation 8 (1) and 8 (2)). Test evidence (where applicable) must be from an EU accredited fire testing facility.			
NICEIC Test certificates BS7671			
Electrical Circuit schedule			
Fire risk assessment compliance to Regulatory Reform Order 2005			
Documentation to show fixtures and fittings to comply with BS476 p6&7			
CDM File Operating/Maintenance manuals including defect liabilities and contact names and numbers			
As Built drawings on Disc x 2			
Ansul Certification UL300			

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Retail Tenants Snagging List at Handover:

Tenants must agree to resolve all detailed snags listed below within the time-scales detailed.
Failure to comply could lead to your unit operating at risk or being refused permission to trade.

Item Number:	Detail of Snagging Item:	Priority:
01:		A. Urgent – Action Immediately;
02:		B. Action within 24hours;
03:		C. Action within 48 Hours;
04:		D. Within 10 Days
05:		We are presenting the above unit as complete and seek permission to trade. (To be signed by Principal Contractor or Representative)
06:		Name:
07:		Date:
08:		
09:		
10:		
11:		
12:		
13:		
14:		
15:		
16:		
16:		