

Every step sequenced, and gated on inspection

The works above Level 3 on an 18,400 square foot Cat-A fit-out: high-level containment, cable, pipework, ceiling grid, commissioning and handover, in seven inspection-gated steps over six weeks. Each operation is signed off before the next begins, and the method statement is issued only alongside the signed risk assessment.

CLIENT	SITE	WORK TYPE
Linnet Lane Cat-A Fit-Out	Linnet Lane, Manchester · Levels 4 to 6	Commercial Cat-A fit-out, M&E first fix and ceiling grid
REFERENCE	SECTOR	STATUS
BAI-MSS-LNL-MCR-001	Commercial fit-out	• For approval

Illustrative example: fictional project and parties.

7	3	6	2
Inspection-gated steps	Floors, Levels 4 to 6	Week programme to handover	Hard hold points

01

SCOPE

Cat-A fit-out, Levels 4 to 6

18,400 square feet over three floors. Mechanical risers terminate at Level 3, so this method statement covers the works above that point: high-level containment, cable pull and termination, chilled-water and condensate pipework, ceiling grid, commissioning and handover. The programme runs six weeks, with mobilisation in week 1, M&E first fix across weeks 2 to 4, ceiling grid in weeks 4 to 5, and snagging in week 6.

HOW THE SEQUENCE HOLDS

The site supervisor holds the inspection register. Each operation is signed off before the next begins, and BuiltAI cross-references the register weekly against the QA checklist. Any substitution of resource or method is raised as a RAMS revision through the job intake, not decided on site.

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SEQUENCE

Seven steps, inspection-gated

Each step lists its acceptance criteria. The hold before cable pull and the pressure test on the pipework are the two points where work stops until an inspection is signed.

STEP	METHOD AND ACCEPTANCE CRITERIA
01 Mobilisation and welfare set-up	Welfare in place, 110V supply tested, exclusion zones at lift lobbies, induction logged
02 High-level cable tray containment	Perforated tray to layout, hangers at 1.5m centres, bonding tested, held for inspection before cable pull
03 Cable pull and termination	Armoured for distribution, LSF for branch circuits, continuity, insulation and earth-loop tested to BS 7671 18th Edition
04 Chilled-water and condensate pipework	Compression jointed to BS EN 1057, pressure test at 1.5 times working pressure for 60 minutes, condensate fall verified at 1 in 100
05 Ceiling grid installation	Exposed grid, level checked by laser to plus or minus 2mm, penetrations within 5mm, tiles loose-laid for snagging
06 Commissioning and pre-handover snagging	Commissioning to BSRIA BG 49, chilled-water flush and flow balance, client snag list raised
07 Handover and demobilisation	Final clean, O&M manuals issued, as-builts re-issued, welfare cleared, practical completion signed

03

RESOURCES

Personnel, plant and materials

The resource ceiling for this method statement. Daily allocation is tracked by the site supervisor against the weekly programme.

Personnel
1 supervisor (NEBOSH),
6 electricians (JIB Gold),
3 M&E fitters, 4 ceilings
operatives, 2 general
labourers.

Plant
2 mobile elevated work
platforms (4m), cable-
pulling winch (110V),
hydrostatic test pump,
multifunction tester, 2
rotating laser levels.

Materials
Perforated steel tray,
armoured and LSF cable
per schedule, copper
pipework 22, 35 and
42mm, exposed ceiling
grid, mineral-fibre tiles.

GATED ON THE RISK ASSESSMENT
This method statement is issued only alongside the signed risk assessment for the
site. Work does not proceed on the strength of the method statement alone.

04

INSPECTION

Inspection and hold points

Each operation carries an inspection and an acceptance criterion, signed by the site supervisor before the next begins. Two are hard hold points where work stops until the inspection is signed.

OPERATION	INSPECTION AND ACCEPTANCE	POINT
Containment	Tray to layout, hangers at 1.5m centres, bonding continuity proven	Hold before cable pull
Cable installation	Continuity, insulation and earth-loop tested to BS 7671 18th Edition	Sign before energise
Pipework	Pressure test at 1.5 times working pressure held for 60 minutes	Hold, witnessed
Condensate	Fall verified at 1 in 100 along each run	Sign before close-in
Ceiling grid	Level checked by laser to plus or minus 2mm, penetrations within 5mm	Sign before tiles
Commissioning	Chilled-water flush and flow balance to BSRIA BG 49	Client witness
Handover	O&M manuals, as-builts and test records issued and accepted	Practical completion

Operations inspection-gated7 of 7

Hard hold points2 of 7

Register cross-checked weeklyAgainst QA

ONE REGISTER, SIGNED AS IT GOES
The site supervisor holds the inspection register and signs each operation off before the next begins. BuiltAI cross-references the register weekly against the QA checklist, and any failed inspection stops that operation until it is corrected and re-signed.

Reference BAI-MSS-LNL-MCR-001 Standards BS 7671 · BS EN 1057 · BSRIA BG 49
Revision 02