STRUCTURES
MADE EASY LTD

Fire Risk vs Structural Failure Risk — At a Glance

Definition

Fire Risk

The danger that fire will spread beyond its point of origin and endanger residents throughout the building.

Structural Failure Risk

The danger that the structure may become unstable, partially collapse or fail to support loads safely.

Examples of Issues

Fire Risk

- Defective fire doors or compartmentation
- Inadequate fire stopping around services
- Combustible or poorly performing cladding
- Inadequate escape routes

Structural Failure Risk

- Severe cracking or movement in load-bearing walls
- Deflection or sagging of floors or roofs
- Corrosion of steel reinforcement or frames
- Deterioration of balconies or parapets
- Weakness from poor refurbishments

How It Is Managed

Fire Risk

- Fire risk assessments and compartmentation surveys
- Fire door inspections
- External wall reviews (EWS1, cladding tests)
- Smoke ventilation checks

Structural Failure Risk

- Structural inspections by competent engineers
- Review of drawings and records
- Structural appraisals and risk assessments
- Repairs, strengthening or monitoring as advised

Regulatory Focus

Fire Risk

Prevent spread of fire to keep escape routes safe and protect residents.

Structural Failure Risk

Prevent collapse or instability to maintain overall safety and building integrity.

Key Document for BSR

Fire Risk

Fire risk assessment and fire strategy report.

Structural Failure Risk

Structural Report and structural appraisal included in the Safety Case.