How Often Should Structural Safety Be Reviewed — HRB Owner’s Guide

Under the Building Safety Act 2022, owners and Principal Accountable Persons (PAPs) must continuously manage structural risks in Higher-Risk Buildings (HRBs). While the law doesn’t set fixed intervals, the Building Safety Regulator (BSR) expects regular reviews and documented monitoring as part of your Safety Case.

Recommended Structural Safety Review Schedule

- Major Structural Review: Every 5 years (or sooner if advised by your structural engineer).
- Targeted Inspections: Annually or biennially for known high-risk areas such as balconies or roof edges.
- Event-Triggered Reviews: Immediately after events such as earthquakes, explosions, fire affecting structure, or major refurbishments.
- Continuous Monitoring: Ongoing observation and record-keeping to track changes in condition over time.

Tailor the Schedule to Your Building

Age, original construction, previous issues and recent alterations should influence how often you review structural safety. Your Structural Safety Report should recommend a schedule specific to your building’s risk profile.

Need expert guidance to set the right review intervals? Contact Structures Made Easy for tailored, BSR-ready Structural Safety Reports and long-term inspection planning.

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