

Types of fire risk assessments

Fire Risk Assessments (FRAs) are categorised into four types depending on the level of detail and intrusive inspection works that must be carried out. Type 4 assessments are the most detailed.

Type 1

This is the basic assessment that mainly tests the common non-destructive parts of the communal parts of a building. Type 1 FRAs are undertaken to meet the requirements of the Fire Safety Order. This type of assessments practically reviews the arrangements that the fire engineers made for people living within the building to escape if there was a fire. Some entry and exit points of the doors to the flats are also inspected during this assessment.

Type 1 FRAs are the inspections our in-house Fire Risk Assessors undertake within the common areas of the buildings owned and managed by Southern Housing Group.

Type 2

This assessment is similar to a Type 1 Fire Risk Assessment, in that it relates to the protection of the common parts of the building. A Type 2 inspection additionally involves a degree of intrusive exposure of the building and therefore usually requires the presence of a contractor to open up construction and make good after the inspection.

Type 3

This type of inspection is like the Type 1 assessment with a slightly wider scope. Type 3 is a non-intrusive assessment but goes beyond the scope of the Fire Safety Order by considering the fire precautions of a building, such as the means of escape and fire detection within a sample of flats.

Type 4

The most comprehensive Fire Risk Assessment is the Type 4 assessment. Whilst a Type 4 Fire Risk Assessment covers the same areas as the Type 3 FRA, a Type 4 also undertakes intrusive inspections within the common parts of the building and in a sample of the flats and therefore usually requires the presence of a contractor to open up construction and make good after the inspection.

Of the four types of FRAs, none of look at the external wall systems of a building. For our own data purposes a limited visual inspection of the external wall system is undertaken during every FRA.