RISK ASSESSMENT PACK

Site and Building Fabric

Walls, floors, ceilings, drains, doors, windows and the site boundary, scored for the risk each defect carries and linked to a maintenance priority rather than a wish list.

What you get

- **The risk assessment workbook (Excel)**
  Fully editable, with drop-down lists, automatic inherent and residual risk scoring, colour coded risk bands, a populated worked example you can adapt, and a built in action tracker.
- **The governing procedure (Word)**
  The SOP the risk assessment sits under, written to the same standard, ready to adopt with your company name and approver.
- **A step by step completion guide (Word)**
  Purpose and clauses, what to gather first, the scoring method worked through with a real example, the register column by column, verification and review, and the mistakes auditors find most often.
- **A read me first sheet (Word)**
  What is in the pack, who it is for, what you must edit before use, and how to get help.

Standards this pack supports

ISO 22000:2018 cl. 8.2.4 a), ISO 22002-1:2025 cl. 4 and ISO 22002-100:2025 cl. 4, FSSC 22000 V7 cl. 2.5.12

The actual risk register in this pack, shown at reduced size.

Once off payment. No subscription.
Editable Word and Excel. Instant download.

R690 | USD 34

Inside the step by step guide

Every pack includes a written guide that walks a quality manager through the scoring method, the register column by column, residual risk, verification and review, and the mistakes auditors find most often on this subject. This is one page of it.

LOGO	***[COMPANY NAME]*** **Food Safety Management System**	**Doc No:** RA07	Page 1 of 6
Subject: Site and Building Fabric - How to Complete This Risk Assessment			
Compiled by: ASC Food Safety	**Approved by: [YOUR APPROVER]**	**Date: 01 Sep 2026**	**Rev no: 01**

HOW TO COMPLETE THIS RISK ASSESSMENT

1. PURPOSE

This guide explains how to complete the RA07 Site and Building Fabric Risk Assessment supplied with it. It assesses the risks arising from where the site is, what surrounds it, and the condition of the building fabric, the roof, the drainage and the external areas.

The pack contains four files: the risk assessment workbook, the governing procedure, this guide, and a Read Me First file. Together they give you the assessment, the method behind it and the procedure that the controls in the register refer to.

Completed and kept up to date, the risk assessment provides evidence against: ISO 22002-1:2025 clause 4.1 to 4.3 (boundaries of the site and facility, environment, construction and layout); ISO 22002-100:2025 clause 4.1 to 4.3; ISO 22000:2018 clause 8.2, and in particular clause 8.2.4 a) construction, lay-out of buildings and associated utilities; FSSC 22000 Version 7.0 clause 2.5.12 PRP verification, which requires routine site inspections and prerequisite programme checks of the site, internal and external.

This is a prerequisite programme risk assessment. It is not a hazard analysis. It decides how much control the prerequisite programme needs and shows that the decision was made on evidence. Its output is an input to your hazard analysis under ISO 22000:2018 clause 8.5.2 and to management review under clause 9.3.

2. BEFORE YOU START

Do not start in the workbook. Collect the following first, because every score you enter has to be defensible from it:

- the site layout drawing showing the boundary, the buildings, the yard, the docks and the external storage areas

- the roof plan and the drainage plan, and the drain register with the confirmed flow direction of each drain

- the last building fabric audit and the list of defects still open, with their target dates

- the surrounding land use and the prevailing wind: farms, waste transfer, quarries, chemical works, watercourses and any construction

- flood risk information for the site, and any history of water ingress, storm damage or drain surcharge

- the construction, maintenance or contractor work planned for the next twelve months, and the glass and hard plastic register for the areas in scope

The assessment is led by the QA Manager or Food Safety Team Leader with the Engineering Manager, who owns the fabric and the drainage, the Hygiene Manager, who sees the condition of floors, walls and drains every day, and the Warehouse and Logistics Manager, who controls the yard and the docks. A building surveyor or drainage contractor is brought in where the condition of the roof or the fall of the drains is genuinely in question.

Inside the accompanying procedure

The pack also carries the governing procedure the risk assessment sits under, written to the same house standard and ready to adopt with your company name and approver. This is its first page.

LOGO	***[COMPANY NAME]*** **Food Safety Management System**	**Doc No:** RA07	Page 1 of 7
Subject: Site and Building Fabric Procedure			
Compiled by: ASC Food Safety	**Approved by: [YOUR APPROVER]**	**Date: 01 Sep 2026**	**Rev no: 01**

SITE AND BUILDING FABRIC PROCEDURE

1. PURPOSE

This procedure establishes the requirements for the boundaries, environment, construction, location and layout of the buildings and grounds used by [COMPANY NAME] to manufacture, handle and store food, in accordance with ISO 22002-100:2025 Clause 4 (Construction and layout of buildings) and the additional food-manufacturing requirements of ISO 22002-1:2025 Clause 4.

2. SCOPE

Applies to the whole site inside the defined site boundary: the perimeter and external areas, all production, packing, storage, engineering, laboratory, waste and welfare buildings, the building fabric and all fixed drainage, and to any temporary structure erected on site.

3. REFERENCES

- ISO 22002-100:2025 Clause 4 - Construction and layout of buildings (4.1 Boundaries of the site/facilities, 4.2 Environment, 4.3 Construction and layout)
- ISO 22002-1:2025 Clause 4 - Construction and layout of buildings (adds: drains shall not pass over processing lines; drainage direction shall not flow from a contaminated area to a clean area)
- FSSC 22000 Scheme Version 7.0 (May 2026), Part 2; ISO 22000:2018 Clauses 7.1.3 and 8.2
- This procedure is supplied with the RA07 Site and Building Fabric Risk Assessment, which is the only other controlled document in this pack. The documents named below are referred to by name in this procedure and are documents you hold, or will create, in your own management system. Where a name does not match your own document title, read it as the equivalent document on your system: pest control procedure, site security checklist, management review, glass and hard plastics register, annual building fabric audit, maintenance job card, engineering and maintenance procedure, premises and workspace layout procedure, layout and zoning inspection, master chemical list, allergen management procedure, cross-contamination prevention procedure, temporary repair record, permit to work system, drainage inspection, drain register and drain cleaning record, environmental monitoring programme, nonconformity and corrective action procedure, site boundary and external area inspection, key control log sheet for sensitive areas, waste FLW management and recycling procedure, equipment suitability and maintenance procedure, equipment breakdown history, FSMS KPI dashboard, internal audit programme, continual improvement process, visitor sign-in register, contractor sign-in register, visitors entry report form, gate pass form, visitors questionnaire, and PRP verification and site inspection procedure.
- Cross scheme mapping. This procedure also serves BRCGS Food Issue 9 cl. 4.4 building fabric, with cl. 4.1 external standards and site security, IFS Food v8 cl. 4.9 production and storage premises, with cl. 4.6 factory location and cl. 4.7 factory exterior and SQF Edition 9 cl. 11.1 site location and premises. Any GFSI scheme that requires the site, its surroundings and the condition of the building to be assessed and maintained.

4. ENVIRONMENT