

PART P – ELECTRICAL SAFETY IN DWELLINGS.

Electrical installations are responsible for a number of deaths by electrocution and can contribute to fires where installations fail or are incorrectly installed. To reduce these injuries and deaths the design, installation, inspection and testing of electrical installations are controlled under the Building Regulations Part P – Electrical Safety in Dwellings.

Requirement P1: Design and installation

Requirements

Requirement

Design and installation

P1. Reasonable provision shall be made in the design and installation of electrical installations in order to protect persons operating, maintaining or altering the installations from fire or injury.

Limits on application

The requirements of this part apply only to electrical installations that are intended to operate at low or extra-low voltage and are:

- (a) in or attached to a dwelling;
- (b) in the common parts of a building serving one or more dwellings, but excluding power supplies to lifts;
- (c) in a building that receives its electricity from a source located within or shared with a dwelling; or
- (d) in a garden or in or on land associated with a building where the electricity is from a source located within or shared with a dwelling.

Performance

In the Secretary of State's view, the requirements of Part P will be met if **low voltage** and **extra-low voltage electrical installations** in dwellings are designed and installed so that both of the following conditions are satisfied.

- a. They afford appropriate protection against mechanical and thermal damage.
- b. They do not present electric shock and fire hazards to people.

Revised requirements come into effect on the 6th April 2013.

Main Changes are -

- **A reduction in the range of electrical installation work that is now notifiable.**
- **BS7671:2008, incorporating Amendment No 1:2011 are now referenced.**
- **An installer who is not a registered competent person may use a registered 3rd party to certify the 'notifiable electrical installation' as an alternative to using the Councils Building Control Service.**

Transitional provisions for the 2013 Regulations Changes.

The 2006 edition of the regulations continues to apply to all applicable works that have begun before the 6th April 2013, or to work subject to a Building Notice, full Plans application or Initial Notice submitted before the 6th April 2013.

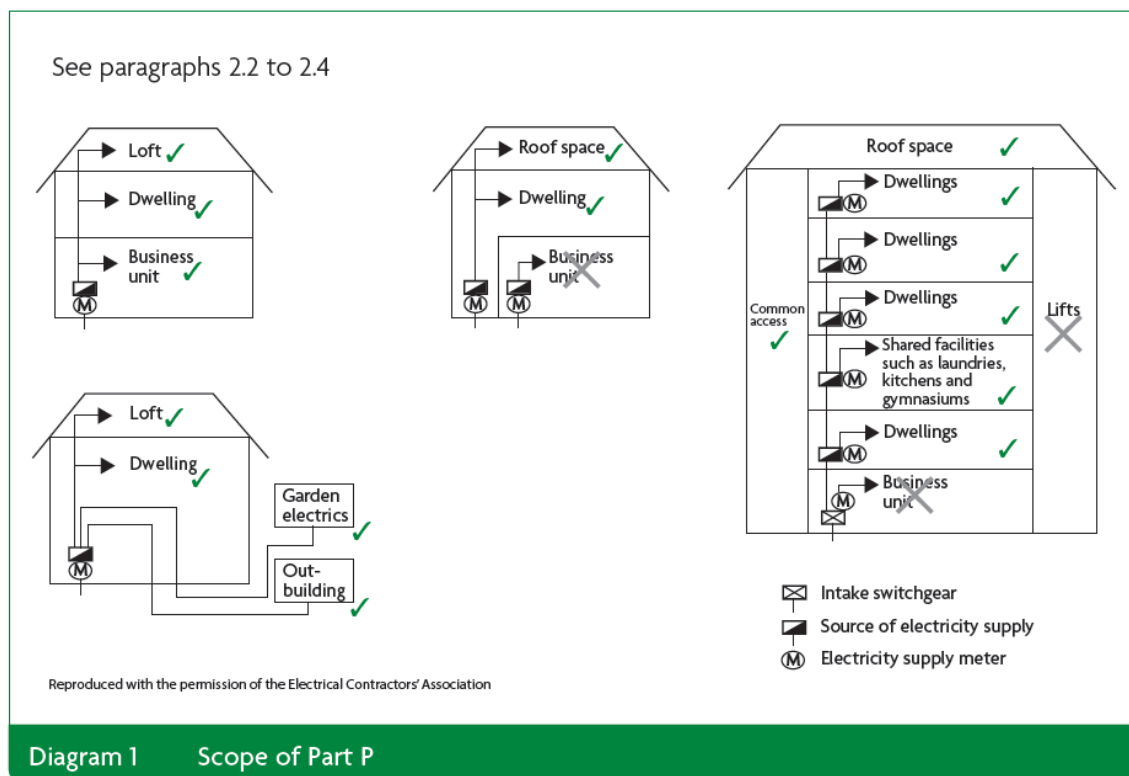
What type of premises do the Part P regulations apply to?

Answer: Part P applies to electrical installations –

- (1) In or attached to dwelling houses and flats.
- (2) In common parts of a building serving one or more dwellings, e.g. flats common corridors/stairs, but excluding power supplies to lifts; in shared amenities of blocks of flats such as laundries, kitchens and gymnasiums.
- (3) In business premises (other than agricultural buildings) connected to the same meter as the dwellings electrical installation e.g. shops with flats over
- (4) To electrical installations outside the dwelling, in gardens, in or attached to or on land associated with the above building types, where the electricity is from a source located within or shared with a dwelling e.g. fixed lighting and air conditioning units attached to outside walls, photovoltaic panels on roofs, fixed lighting and pumps in gardens.
- (5) To outbuildings such as sheds, detached buildings, garages, and greenhouses, where the electricity is from a source located within or shared with a dwelling. (This includes these types of buildings that are exempt from other Building Regulations requirements – see relevant associated guidance notes and notes that follow).

Part P does not apply to electrical installations -

- 1) In business premises in the same building as a dwelling but with separate metering.
- 2) That supply the power for lifts in blocks of flats (but Part P does apply to lift installations within dwellings).



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What are electrical installations defined as?

Answer: Any fixed Electrical cables or fixed electrical equipment located on the consumers' side of the electricity supply meter, including low voltage and extra-low voltage installations.

"Extra-low voltage" means voltage not exceeding –

- (a) in relation to alternating current, 50 volts whether between conductors or earth; **OR**
- (b) in relation to direct current, 120 ripple-free volts whether between conductors or earth;

"Low voltage" means voltage not exceeding –

- (a) in relation to alternating current, 1000 volts between conductors or 600 volts between conductors and earth; **OR**
- (b) in relation to direct current, 1500 volts between conductors or 900 volts between conductors & earth;

What do requirements do my electrical installations have to comply with?

Answer: Electrical installations should be designed and installed in accordance with **BS 7671: 2008 incorporating Amendment No 1:2011 – Requirements for Electrical Installations.**

You also have to ensure compliance with the other Building Regulations that can affect electrical installations.

Examples include, but are not limited to, the following;

- Part A (Structure): depth of chases in walls, and size of holes and notches in floor and roof joists.
- Part B (Fire Safety): fire safety of certain electrical installations; provision of fire alarm and fire detection systems, fire resistance of service penetrations through floors, walls and ceilings.
- Part C (site preparation and resistance to contaminants and moisture); resistance of service penetrations to rainwater and contaminants such as radon.
- Part E (resistance to the passage of sound); soundproofing of service penetrations.
- Part F (Ventilation): dwelling ventilation rates.
- Part M (Access to and use of buildings): height of socket-outlets and switches.

What works require a Building Regulation application?

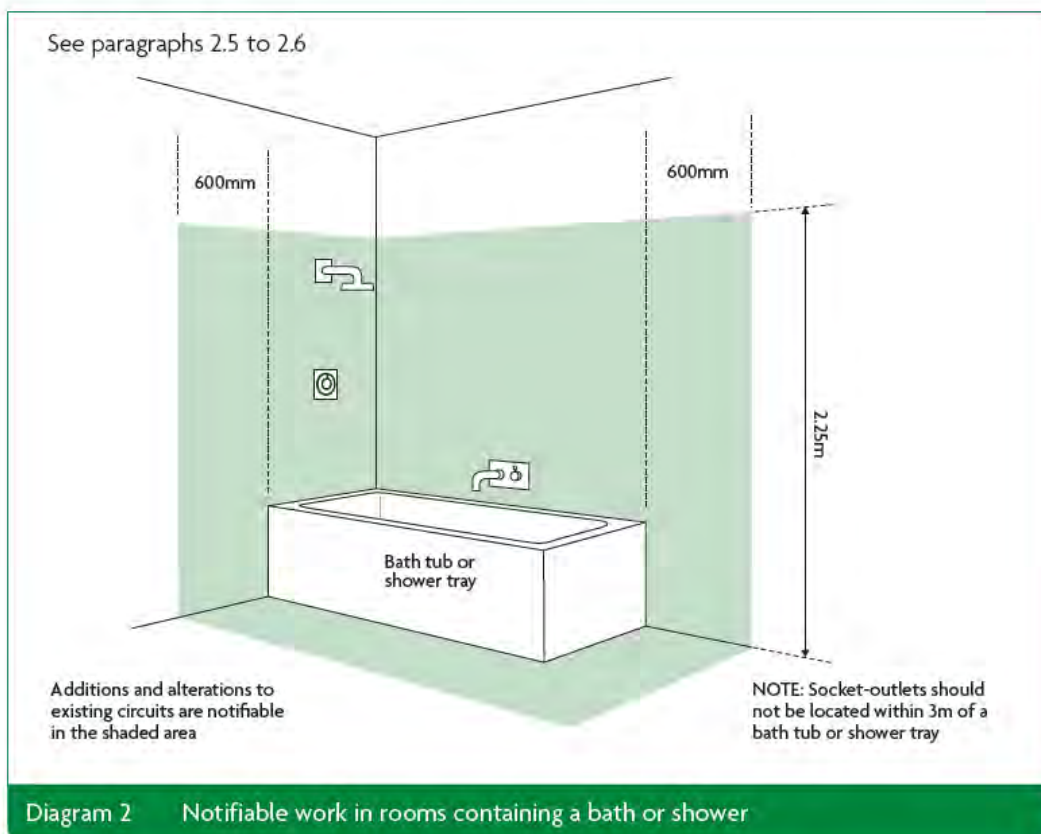
“**Notifiable works**” requiring the submission of a Building Regulation application are works comprising of -

- a) The installation of a new circuit;
- b) The replacement of a consumer unit;
- c) Any addition or alteration to existing circuits in a “**special location**”.

“**special location**” means—

- (a) within a room containing a bath or shower, the space surrounding a bath tap or shower head, where the space extends—
 - (i) vertically from the finished floor level to—
 - (aa) a height of 2.25 metres; **or**
 - (bb) the position of the shower head where it is attached to a wall or ceiling at a point higher than 2.25 metres from that level; **and**
 - (ii) horizontally—
 - (aa) where there is a bath tub or shower tray, from the edge of the bath tub or shower tray to a distance of 0.6 metres; **or**
 - (bb) where there is no bath tub or shower tray, from the centre point of the shower head where it is attached to the wall or ceiling to a distance of 1.2 metres; **or**
- (b) a room containing a swimming pool or sauna heater.

2.6 Diagram 2 illustrates the space around a bath tub or shower tray (a special location) within which minor additions and alterations to existing circuits, as well as the installation of new circuits, are notifiable.



See notes on ‘Competent Persons’ schemes as an alternative to making a Building Regulation application for ‘Notifiable Works’.

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What are Non-Notifiable electrical works?

“**Non-Notifiable works**” are all other electrical works that are not quoted above in the “**Notifiable Works**” section, namely additions and alterations to existing installations outside of “**special locations**”, and replacements, repairs and maintenance anywhere.

No Building Regulation applications are required for these types of works. However you must ensure these works are undertaken in compliance with BS7671 to ensure no unsafe installation or situation occurs.

Installing fixed electrical equipment is also within the scope of Part P, even if the final connection is by a standard 13A plug and socket, but it is ‘notifiable’ only if it involves any of the work set out in the item above for ‘notifiable works e.g. provision new circuits for it to be plugged into.

- a) for example, installing a built in cooker is not notifiable work unless a new cooker circuit is needed.
- b) connecting an electric gate or garage door to an existing isolator switch is not notifiable, but installing a new circuit from the consumer unit is notifiable.

Installing prefabricated modular wiring (for example for kitchen lighting system) linked by a plug and socket is also within the scope of Part P, but again is notifiable only if it involves any of the work set out in the notifiable works section above.

Additionally the regulations specifically list the works below as being non- notifiable works:

1. For an existing fixed building service, which is not a fixed internal or external lighting system –
 - (i) replacing any part which is not a combustion appliance;
 - (ii) adding an output device; or
 - (iii) adding a control device,
 where testing and adjustment of the work is not possible or would not affect the use by the fixed building service of no more fuel and power than is reasonable in the circumstances;
2. Providing a self-contained fixed building service, which is not a fixed internal or external lighting system, where –
 - (i) it is not a combustion appliance;
 - (ii) any electrical work associated with its provision is exempt from the requirement to give a building notice or to deposit full plans by virtue of regulation 9 or regulation 12(5)(b);
 - (iii) testing and adjustment is not possible or would not affect its energy efficiency; and
 - (iv) in the case of a mechanical ventilation appliance, the appliance is not installed in a room containing an open-flued combustion appliance whose combustion products are discharged through a natural draught flue;

"self-contained" in relation to a fixed building service means consisting of a single appliance and any associated controls which is neither connected to, nor forms part of, any other fixed building service;

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Certification, inspecting and testing.

General

For “**notifiable electrical installation work**”, one of the following three procedures must be used to certify that the work complies with the requirements set out in the building regulations.

- a) **Self -certification by a registered competent person.**
- b) **Third-party certification by a registered third-party certifier.**
- c) **Certification by a building control body (local authority)**

To verify that the design and installation of electrical work is adequate, and that installations will be safe to use, maintain and alter, the electrical work should be inspected and tested in accordance with the procedures in **BS 7671**.

***Note** - Electrical inspection and test forms should be given to the person ordering the work. Building Regulations certificates should normally be given to the occupier, but in the case of rented properties they may be given to the person ordering the work and copied to the occupier.*

Self-certification by a registered competent person.

Electrical installers who are registered Competent Persons person (registered with a Part P Competent Person Self-certification scheme) should complete a BS7671 electrical installation certificate for every job they undertake. The electrical installer should give the certificate to the person ordering the work.

The installer or the installer’s registration body must within 30 days of the work being completed do both of the following:

- a) Give a copy of the Building Regulations compliance certificate to the occupier.
- b) Give the certificate, or a copy of information on certificate, to the building control body (local authority).

Certification by a registered third-party.

Before work begins, an installer who is not a registered competent person may appoint a registered third-party certifier (registered with a Part P competent person third-party certification scheme) to inspect and test the work as necessary.

Within 5 days of completing the work, the installer must notify the registered third-party certifier who, subject to the results of inspection and testing being satisfactory, should then complete an electrical condition report and give it to the person ordering the works.

***Note** - The electrical installation condition report should be the model BS 7671 form or one developed specifically for Part P purposes.*

The registration body of the third-party certifier must **within 30 days** of a satisfactory condition report being issued issue do both of the following:

- a) give a copy of building regulations compliance certificate to the occupier.
- b) give the certificate, or a copy of the information on the certificate, to the building control body.

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Certification by a Building Control Body (local authority).

If an installer is not a registered competent person and has not appointed a registered third-party certifier, then before work begins the installer must notify a building control body (see notes below on how this application process works).

The building control body will determine the extent of inspection and testing needed for it to establish that the work is safe, based on the nature of electrical work and the competence of the installer. The building control body may choose to carry out any necessary inspection and testing itself, or it may contract a specialist to carry out some or all the work and furnish it with an electrical installation condition report.

An installer who is the competent to carry out inspection and testing should give the appropriate BS7671 certificate to the building control body, who will then take the certificate and installer's qualifications into account in deciding what further action, if any, it needs to take. Building control bodies may ask installers for evidence of their qualifications.

Charges are payable for this service in accordance with the councils advertised scale of charges and have to cover the cost of the service provided and any specialist engaged.

Once the building control body has decided that, as far as it can be ascertained, the work meets all the Building Regulations requirements, it will issue to the occupier a Building Regulation completion certificate.

Inspection and testing of non-notifiable works.

Non-notifiable electrical installation work, like notifiable works, should be designed and installed, and inspected, tested and certificated in accordance with BS7671.

If local authorities are advised that non-notifiable work is unsafe and non-compliant, they may take enforcement action against the building owner to remove the unsafe situation.

What is the Competent Persons Scheme?

This enables electricians to self-certify their own electrical work. A competent person under the scheme has the necessary knowledge, skill and experience of the type of electrical work to be undertaken to enable them to avoid the dangers to themselves and others that electricity can make. A person qualified to 'self-certify' is a 'legal person', i.e. a firm or an individual, registered with an electrical self-certification scheme authorised by the Secretary of State.

The members of the Competent Person schemes that are able to self-certify their own work must have an appreciation of how the Building Regulations in general affect their electrical installation work, and they need to be sufficiently competent to confirm that their work complies with all the applicable requirements of the Building Regulations, not just Part P (e.g. Part B – no holes in fire resistant garage ceilings etc, Part A – no excessive notches in floor joists which will affect their structural integrity etc.)

If electrical work subject to Part P is undertaken by an electrician qualified to self-certify work under the Competent Persons Scheme, no Building Regulation application is required, and no site inspections will be necessary by the Building Control Surveyor.

Who are Competent Persons?

Contractors or persons registered with one of the Part P self-certification schemes authorised by the Secretary of State – **Competent Persons Scheme (C.P.S)**. It will be this person who is responsible for ensuring that the electrical works are designed, installed and tested in compliance with BS 7671.

IMPORTANT NOTES ABOUT THE COMPETENT PERSONS SCHEME:

Always obtain evidence that your contractor is actually a ‘Competent Person Scheme’ member. Ask for the contact details of their membership body if necessary and check them out with their stated trade body.

*Your approved competent person, **MUST PROVIDE** a self-certification certificate to the Local Authority and yourselves, not more than 30 days after the electrical works are completed.*

PLEASE ENSURE THAT THE SELF-CERTIFICATION CERTIFICATE IS SENT TO THE LOCAL AUTHORITY – OTHERWISE IT CAN LEAVE YOU OPEN TO ENFORCEMENT ACTION AND IT WILL ALSO CAUSE YOU PROBLEMS IF YOU EVER WANT TO SELL YOUR PROPERTY.

How can I find an electrician approved under the Competent Person Scheme?

Either check in the Yellow Pages under ‘Electrical Contractors’ where a range of ‘Part P’ electricians are listed. An up to date Part P - C.P.scheme trade bodies and contact details can be found on the Gov.uk site - <https://www.gov.uk/building-regulations-competent-person-schemes/current-schemes>

IMPORTANT: An electrician may be a member of a trade organisation without being qualified to self-certify their work. Check they are Part P certified.

Full and Defined Competence Schemes.

The competent persons schemes are either ‘**Full**’ – where there are no restrictions on the domestic electrical installation work the members can carry out or ‘**Defined**’ where the scheme members can only carry out limited electrical works associated with their job e.g. if the contractor does electrical installation work in connection with their main work activity (eg bathroom or kitchen installation). The previous Gov.uk link indicates the individual restrictions of these Competent Persons defined schemes. You are advised to check these carefully when engaging such a contractor.

Leaflet 26 on the Tameside Building Control guide notes also provides an upto date list of these schemes.

Certification by a Registered Third-Party.

At the time of updating this guide no details are in existence of the scheme providers for this service, as details develop more information will be added.

MAKING A BUILDING REGULATION APPLICATION.

How do I make a Building Regulation application?

If the notifiable electrical works are associated with other Building Regulation works, e.g. house extension – the electrical works should be included on the extensions 'Full plans' application, Any plans submitted must be endorsed with appropriate notes to cover the electrical installation (see below) and should also show full details of the proposed wiring installation.

OR

You can submit a Building Notice' application for the electrical works, on receipt Building Control will review the work complexity, e.g. does it include kitchens / bathrooms and (if required) request appropriate additional information.

Both types of application forms include statements regarding the electric works and these should be properly completed.

EXCEPTIONS: If you use a member of a 'Competent Person Self-Certification Scheme' (C.P.S.), you do not have to submit a Building Regulation application for the proposed electrical work.

Please note – if you sign the application form declaration that you intend to employ a Competent Person Scheme Member to carryout your electrical works or engage a **Registered Third-Party to check the works** and then subsequently fail to do so, you will have to make a separate Building Regulation application and pay the appropriate electrical works charges prior to commencing the electrical works.

I'm an agent /architect- what's my role?

You have a responsibility to ensure that your client made aware of the Part P legislation to avoid problems developing at the construction stage and make it clear to the client if they fail to use a C.P.S electrician or **Registered Third-Party (Part P competent person third-party certification scheme) to check the works** on their job that a separate Building Regulation application should be made.

What do I need to indicate on my plans on full plan application?

If the electrical work is to be carried out by a member of a Competent Person Scheme or a **Registered Third-Party (Part P competent person third-party certification scheme) to check the works** complete the appropriate section on the application form.

If the electrical work is to be carried out by an electrician who is not a member of a Competent Person Scheme, then your plans must indicate full details of the electrical works to be undertaken, including circuit layout drawings, cable sizes, wiring specifications (where appropriate), details of circuits protective devices and the new and existing earthing arrangements. Where an existing wiring installation is to be adjusted a report on the existing installation suitability to carry the new loadings should also be included.

If you cannot not provide these details on submission – please request a conditional approval for the information to be provided at a later date by the electrical contractor.

Also you may wish to endorse the drawing with the following appropriate statement depending on the chosen route you are taking for the electrical works:

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ELECTRICAL WORKS BY A COMPETENT PERSON SCHEME MEMBER:

All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of an approved Competent Person Scheme.

AND

The competent person scheme provider is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate.

CERTIFICATION BY A REGISTERED THIRD-PARTY.

All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (Electrical Safety) by suitably qualified electrician.

AND

I intend to appoint a registered third-party certifier (registered with a Part P competent person third-party certification scheme) to inspect and test the work.

AND

Within 5 days of the works completion, the electrical works installer will notify the registered third-party certifier who, subject to the results of inspection and testing being satisfactory and their own testing will complete an electrical condition report and give it to the person ordering the works.

Note - The electrical installation condition report should be the model BS 7671 form or one developed specifically for Part P purposes.

The third-party certifier registration body will within 30 days of a satisfactory condition report being issued issue do both of the following:

- a) give a copy of building regulations compliance certificate to the occupier.
- b) give the certificate, or a copy of the information on the certificate, to the building control body.

ELECTRICAL WORKS BY A NON-COMPETENT PERSON SCHEME MEMBER:

'All wiring and electrical work will be designed, installed, inspected and tested by a *person qualified* to do so in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (Electrical Safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority'.

AND

Electrical Contractor to supply the following information to Building Control - full details of the electrical works to be undertaken, including circuit layout drawings, cable sizes, wiring specifications (where appropriate), details of circuits protective devices and the new and existing earthing arrangements. Where an existing wiring installation is to be adjusted a report on the existing installation suitability to carry the new loadings should also be included.

A completed copy of the 'Building Regulations Part P Electrical Safety –Non-Competent Person Assessment Form' must also be provided to Building Control (copies available from Tameside Building Control), indicating the electrical contractors experience and testing equipment details.

AND

Prior to covering of all wiring / cables, the installation opportunity must be provided for Building Control to inspect the works if they require, this could include a second check and testing of the installation by a Registered Third-Party (Part P competent person third-party certification scheme). Any defective work found will have to be corrected at the owner's own expense.

***A person qualified* to do so - will have appropriate qualification, knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate calibrated testing equipment. (Building Control will expect suitable evidence to be provided of a person's competency prior to accepting such persons BS7671 certificate – refer to guide checklist).**

****Members of established national electrical trade organisations who are not Part P certified need to prove evidence of their membership, give opportunity for inspection prior to covering of the wiring by whatever means Building Control deems appropriate and they must issue the correct BS7671 installation, inspection and testing certificates on the works completion.****

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A completed copy of the 'Building Regulations Part P Electrical Safety – Non-Competent Person Assessment Form' must also be provided to Building Control (copies available from Tameside Building Control), indicating the electrical contractors experience and testing equipment details.

Please note – if you sign the application form declaration that you intend to employ a Competent Person Scheme Member to carry out your electrical works or have a Registered Third-Party (Part P competent person third-party certification scheme) to check the works and then subsequently fail to do so, you will have to make a separate Building Regulation application and pay the appropriate electrical works charges prior to commencing the electrical works.

The client and/or agent is also responsible for ensuring that the required inspections during installation and on completion are carried out – sufficient inspections are to be made to allow for an *Electrical Installation Test Certificate compliant with BS 7671 to be issued*. Copies of which will have to be provided to Building Control on the works completion.

What do I need to provide on my plans on Building Notice submission?

If the electrical work is to be carried out by a member of a Competent Person Scheme or a **Registered Third-Party (Part P competent person third-party certification scheme) to check the works** complete the appropriate section on the application form.

If the electrical work is to be carried out by an electrician who is not a member of a Competent Person Scheme, then plans and details must be provided indicating full details of the electrical works to be undertaken, including circuit layout drawings, cable sizes, wiring specifications (where appropriate), details of circuits protective devices and the new and existing earthing arrangements. Where an existing wiring installation is to be adjusted a report on the existing installation suitability to carry the new loadings should also be included.

My electrician is competent, qualified and is a member of a recognised trade body, but is not registered to self certify.

A competent electrician is considered to be somebody who has will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate calibrated testing equipment. (Building Control would expect evidence of this before accepting certificates of such persons).

For members of established national electrical trade organisations, who are not Part P certified, we will accept their own BS7671 installation, inspection and testing certificates.

Providing they supply evidence of their membership, allow for any inspection Building Control and / or its appointed **Registered Third-Party certifier** require prior to the covering of the wiring and they issue the correct BS7671 installation inspection and testing certificates on the works completion. This is because these organisations define and audit competency and the service quality for these contractors.

A Building Regulation application will have to be submitted to the local authority, with the relevant fee (refer to the previous answers above on what information must be submitted). Building Control may require a visual inspection before the electricians cables are covered over.

For this situation your contractor may feel that certification by a registered third-party certifier (registered with a Part P competent person third-party certification scheme) to inspect and test the work (as necessary), is more appropriate (cont'd).

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You may also find that the charges are less than undertaking the Building Regulation route, as we have to engage our own third-party certifier to undertake any checking works we feel are appropriate. All charges of the third-party certifier, as well as the additional building control charges we incur will be passed on as part of the Building Regulation application charges.

Please note – if you sign the application form declaration that you intend to employ a Competent Person Scheme Member to carryout your electrical works or have a Registered Third-Party (Part P competent person third-party certification scheme) to check the works and then subsequently fail to do so, you will have to make a separate Building Regulation application and pay the appropriate electrical works charges prior to commencing the electrical works.

My electrician is unable to prove competency.

Take great care if this is your chosen route to check the contractor out properly. Typically, this may be an electrician who has traded as such for some time, but who has never felt the need to sign up with a recognised trade body and is therefore may be unable to prove their competency.

An application will have to be made to the Local Authority for approval under the Building Regulations before starting work, together with the appropriate fee (refer to the previous answers above on what information must be submitted).

A copy of your installers BS 7671 completion certificate (which is required in all cases) must be provided to the homeowner and the Local Authority. (Building Control would expect evidence of this installer's suitability to complete this certificate before accepting it - refer to guide checklist).

For this situation your contractor may feel that certification by a registered third-party certifier (registered with a Part P competent person third-party certification scheme) to inspect and test the work, is more appropriate (refer to the previous answer above).

Can I do my own electrics?

You are strongly advised before you decide this route you take professional advice from a qualified electrician. Preferably a member of the Competent Persons Scheme.

Persons undertaking DIY must prove that the work will be carried out in accordance with BS7671 and the works must be inspected and tested in accordance with BS7671.

An application must be submitted to Building Control, together with an appropriate wiring drawing and specification (refer to the previous answers above on what information must be submitted).

The works will also have to be inspected by a Registered Third Party Part P Certifier, engaged by the Local Authority to verify the installations safety. All charges of the third-party certifier, as well as the additional building control charges we incur will be passed on as part of the Building Regulation application charges.

We can also recover additional charges incurred through re-inspection visits of our certifier where defects are found, such re-inspection costs will be surcharged additional to the Building Regulation charges initially set.

It may be cheaper and quicker to employ a competent person as described above to do the works.

What inspections will the council make where a Building Regulation application is made for electrical installations?

Where other building work is being carried out our normal inspection process will apply.

Our normal completion inspection will be undertaken when we are notified by the builder / owner (see notes below on what test certificates need to be provided).

For ***electrical work only applications***, you or your contractor must notify us on commencement, prior to covering the wires e.g. pre-plaster stage and once again on completion.

The Building Control Surveyors are **not** electricians, and are not trained as such. They cannot provide specific technical advice in relation to electrical installations; for example, they cannot advise you how to rewire a property. Therefore where a Building Regulation application is made for wiring as part of other building works or for the electrical installation alone, we have to engage a Registered Third Party Part P Certifier, to verify the installations safety. It will be up to this certifier to decide what works he or she wishes to inspect, you will be required to comply with such inspection requests.

It is still your installer's responsibilities to design, install and test the installation in accordance with BS7671 to ensure the work meets reasonable standards, this is not the role of the councils chosen certifier nor Building Control.

An exception to this is where the electrical works are carried out under a 'Competent Persons Scheme', as it is this person who is responsible for ensuring that the works comply with all the Building Regulation requirements and no inspection would be necessary for the electrical works.

What will the Council inspect and how much will it cost?

Electrical work carried out **other than through** a 'Competent Persons Scheme' or 'Part P Registered Certifier Scheme', attracts a charge based on our estimated cost of works scheme - see our Charges leaflet (note a minimum charge applies).

Please note - for new dwellings, domestic alterations and extensions – if you sign your Building Regulation application form declaration stating that you intend to employ a Competent Person Scheme Member to carryout your electrical works or a Part P Registered Certifier' to test the installation and then subsequently fail to do so, you will have to make a separate Building Regulation application and pay the appropriate electrical works charges prior to commencing the electrical works.

All charges of us contracting a third-party certifier, as well as the additional building control charges we incur during the works will be passed on as part of the Building Regulation application charges.

We can also recover additional charges incurred through re-inspection visits of our certifier where defects are found, such re-inspection costs will be surcharged additional to the Building Regulation charges initially set.

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What Test Certificates do I need to provide on works completion?

On completion of the works the following need to be provided:

LOCAL AUTHORITY BUILDING REGULATION APPLICATIONS.

In all cases a copy of your installers 'Electrical Installation Certificate compliant with BS 7671' MUST BE provided to the Local Authority and the building owner.

If your contractor fails to provide a BS7671 test certificates - enforcement action may be taken against the householder and no completion certificate will be issue, which will cause difficulties if you try to sell your property.

PLEASE NOTE:

You must ensure that your installer completes all schedules to the electrical installation certificate, including details of each circuit / wiring schematic's / circuit diagrams specifications, etc.

Electrical Condition Reports (ECR) are not acceptable as a test certificate. However any work carried out to correct deficiencies in a ECR can fall within the scope of Part P.

C.P.S SCHEMES.

If using a competent person – on completion of the electrical works the person ordering the work should receive a signed '**Building Regulations Self-Certification Certificate**' issued under the Governments Competent Person Scheme (Copy to be provided to the Local Authority within 30 days of the works completion by installer). ***Please ensure you installer does this to avoid legal action being taken against you and to allow for the Local Authority to issue a Completion Certificate.***

The person ordering the work should also receive a duly completed Electrical Installation Certificate compliant with BS 7671. It is important that this certificate is made out and signed by the competent person who carried out the design, construction, inspection and testing works.

CERTIFICATION BY A PART P REGISTERED THIRD-PARTY.

Within 5 days of completing the work, the installer must notify the registered third-party certifier who, subject to the results of inspection and testing being satisfactory, should then complete an electrical condition report (**ECR**) and give it to the person ordering the works.

Note - *The electrical installation condition report should be the model BS 7671 form or one developed specifically for Part P purposes.*

The registration body of the third-party certifier must **within 30 days** of a satisfactory condition report being issued issue do both of the following:

- a) give a copy of building regulations compliance certificate to the occupier.
- b) give the certificate, or a copy of the information on the certificate, to the building control body.

How will the local authority know whether my work has been undertaken by a 'Competent Person' or 'Registered Third-Party Certifier' certification scheme?

The relevant scheme provider, in addition to forwarding certification onto the owner, forward within 30 days of the installation's completion, details of your installations to the local authority. Please ensure that your electrician forwards the installation information to their membership body, otherwise it can leave you open to enforcement action, and it will also cause you problems if you ever want to sell your property.

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What happens if I do not make a Building Regulation application or use a 'Competent Person'?

Failure to comply with the regulations is an offence and the Local Authority can pursue a prosecution for a fine against the person who has carried out the work and the householder. Fines up to £5,000 for the contravention, and £50 each day the contravention continues can be imposed. We can also require the removal or alteration of work that does not comply with Regulations.

You will require confirmation that the correct procedure was followed should you ever sell your property. Make sure you obtain the appropriate certificates for any work you have done.

Remember - ultimately responsibility for any illegal works undertaken to the property falls with the building owner.

Fraudulent Certification.

BS7671 requires that a person installing electrical work or altering an existing installation must test the installation and provide certification to the owner.

A satisfactory electrical installation and test certificate must be forwarded to Building Control before a Completion Certificate can be issued. If the local authority suspects that fraudulent certification is being utilised under any circumstances, Trading Standards and any associated trade body will be notified.

FREQUENTLY ASKED QUESTIONS.

Does the connection of a new cooker, or replacement of a cooker in a kitchen require Building Regulation Approval?

Installing fixed electrical equipment is also within the scope of Part P, even if the final connection is by a standard 13A plug and socket, but it is 'notifiable' only if it involves either the provision new circuits for it to be plugged into or a new consumer unit.

So installing a built in or new cooker is not notifiable work unless a new cooker circuit is needed.

I am intending to provide additional lighting and sockets in my kitchen does this require Building Regulation Approval?

The 2013 regulations now removes the requirement for a Building Regulation application for the alterations of existing circuits in kitchens. But should the work involve either the installation of a new circuit or the replacement of a consumer unit, then a Building Regulation application is required.

Installing prefabricated modular wiring (for example for kitchen lighting system) linked by a plug and socket is also within the scope of Part P, but is notifiable only if it involves either the installation of a new circuit or the replacement of a consumer unit.

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Installing prefabricated modular wiring (for example for kitchen lighting system) linked by a plug and socket is also within the scope of Part P, but is notifiable only if it involves either the installation of a new circuit or the replacement of a consumer unit.

I am intending to provide additional electrical equipment in my bathroom or shower room does this require Building Regulation Approval?

A Building Regulation application is required for the addition or alteration to existing circuits in a "special location". So if the works are within the special location zoning in respect to the height above the room's floor level or within the zones of the bath tub or shower tray indicated on page 4 of this guide a submission is required.

If the work involves either the installation of a new circuit or the replacement of a consumer unit, then a Building Regulation application is required.

Is the replacement electric shower or shower pump in a bathroom notifiable?

No – unless it is not on a like for like basis e.g. replacing a 3kw unit with a 12kw unit is notifiable or it involves the provision of a new circuit (such as to cope with an increased power rating). You are however advised due to this higher risk of electrocution to employ only competent electricians to undertake this work for you.

Do replacement consumer units/ sockets and switches have to comply with the requirements of Access for All Building Regulations Part M?

Newly erected dwellings.

Wall mounted socket-outlets, switches and consumer units in new dwellings should be easy to reach, in accordance with Approved Document M, This recommends that in **new dwellings only**, switches and socket-outlets for lighting and other equipment should be between 450mm and 1200mm from finished floor level. It does not state a height requirement for a consumer unit, but it is generally recommended that consumer units are mounted so that the switches are between 1350mm and 1450mm above floor level. This is considered to be sufficient to keep out of reach of young children.

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New dwellings formed by a material change of use.

For Material Change of Use of buildings to create new dwellings or to reduce the number of dwellings the regulations require that any necessary work is carried out to ensure that the building complies with Part P - this means that in some cases the existing electrical installation will need to be upgraded to meet current standards.

Note – if existing cables are adequate, it is not necessary to replace them, even if they use old colour codes.

Additions and alterations to existing electrical installations.

Regulations 4 (3) requires when building work is complete, the building should not be no more unsatisfactory in terms of complying with the Building Regulations than before the building work was started. Therefore, when extending or altering an electrical installation, only the new work must meet current standard. There is no obligation to upgrade the existing installations, unless either of the following applies:

- a) The new work adversely affects the safety of the existing installation.
- b) The state of the existing installation is such that the new work cannot be operated safely.

Any new work should be carried out in accordance with BS7671. The existing electrical installation should be checked to ensure that the following conditions are satisfied:

- a) The rating and condition of existing equipment belonging to both the consumer and to the electrical distributor are suitable for the equipment to carry the additional loads arising from the new works.
- b) Adequate protective measures are used.
- c) The earthing and equipotential bonding arrangements are satisfactory.

Disclaimer

Please note that the information in this leaflet provides only a basic guide in relation to new legislation for the installation / alteration of electrics in domestic properties. Therefore, should you require information regarding the in-depth technicalities and requirements of the appropriate legislation, please refer to Approved Document P of the Building Regulations, or the relevant British Standards and IEE Regulations.

Your local authority cannot be held responsible for any misinterpretation concerning this booklet; additional information or final clarification should be obtained directly from your local Building Control office, or your appointed 'Competent Person Scheme' electrician.

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EXAMPLES OF ELECTRICAL WORKS REQUIRING BUILDING REGULATION APPLICATION OR INSTALLATION BY COMPETENT PERSON (NOTIFIABLE WORKS.)

TYPICAL DOMESTIC LOCATIONS.	EXTENSIONS AND MODIFICATIONS TO CIRCUITS.	NEW CIRCUITS.
Bathrooms.	✓ if within Diagram 2 - Special Location zoning	✓
Bedrooms.	X	✓
Bedrooms containing a shower or basin.	✓ if within Diagram 2 - Special Location zoning	✓
Burglar Alarms.	X	✓
Carports and Covered areas / yards	X	✓
Ceiling (Overhead) / floor heating.	✓ if within Diagram 2 - Special Location zoning	✓
Communal areas of flats.	✓	✓
Computer cabling.	X	X
Conservatories and Porches.	X	✓
Dining Rooms.	X	✓
Ensuite Bath / Shower rooms	✓ if within Diagram 2 - Special Location zoning	✓
Extra low voltage (E.L.V) non pre-assembled C.E. marked lights.	X	✓
Gardens – power and lighting.	X	✓
Garden pond pump, including supply.	X	✓
Garden Sheds / Greenhouses.	X	✓
Halls and landings.	X	✓
Integral Garages.	X	✓
Kitchens. (Kitchen is defined as a room or part of a room, which contains a sink and food preparation facilities. As a guide in open plan areas the zone of a kitchen may be considered to extend from the edge of the sink to a distance of 3m or to a nearer dividing wall).	X	✓
Lofts.	X	✓
Lounge .	X	✓
New Consumer unit	✓	✓
Remote / detached buildings e.g sheds /garages.	X	✓
Remote / detached garages.	X	✓
Complete new / rewire of installation.	N/a	✓
Installing a hot air sauna.	✓	✓
Installing small-scale generator.	✓	✓
Installing a solar photovoltaic power system.	✓	✓
Stairways.	X	✓
Studies.	X	✓
Swimming pools.	✓	✓
Telephone cabling.	X	X
TV Rooms.	X	✓
Workshops – detached from dwelling.	X	✓

(✓ - Building Regulation Approval required) / (X – Building Regulation Approval not required)

Building Regulations Part P Electrical Safety – Non-Competent Person Assessment Form.

To be completed by the electrician carrying out work if not a member of a certifying body such as NICEIC, ELECSA or ECA etc

Installation Theory Qualifications (either is sufficient)	Date completed
1. Electrical Installations C & G 2360 Part 1 and 2	
2. Electrical Installations C & G 2351 Level 3	
3. Electrical Installations C & G 2330 Level 3	

Practical Qualifications (either is sufficient)	Date completed
1. J.I.B. or equivalent apprenticeship.	
2. Electrical Installations Practical AM1 and AM2	
3. Electrical Installations Practical C & G 2356	

Inspection & Testing Qualifications (both preferred)	Date completed
1. 16 th / 17th Edition BS7671 Requirements for Electrical Installations.	
2. Inspection, Testing and Certification of Electrical Installations	

Other Qualifications and Practical Experience	Duration/Dates

Test Instrument Details	Make	Model	Calibration date
1. Insulation Resistance Tester			
2. Continuity Tester			
3. Earth Loop Impedance Tester			
4. R.C.D. Tester			

Requirements for completed electrical works

1. Designed, Constructed, Inspected and Tested in accordance with requirements for Electrical Installations BS7671.
2. Components comply with British Standards or harmonised European Standards selected and installed in accordance with BS7671.
3. Submission of an Electrical Installation Completion Certificate for new installations, additional circuits or major alteration. Model forms Appendix 6 of BS7671.
4. Submission of a Minor Works Certificate for repairs, additions or alterations to an existing circuit. Model forms Appendix 6 of BS7671.

Name of Electrician:.....

Signed:

Address:

Date:.....