

Advice Note 18

Part P - Electrical Safety

All electrical work carried out in a dwelling is subject to requirement P1 of the Building Regulations 2010 and should be designed and installed in accordance with BS 7671 – 2008 (including amendment No. 1 2011)

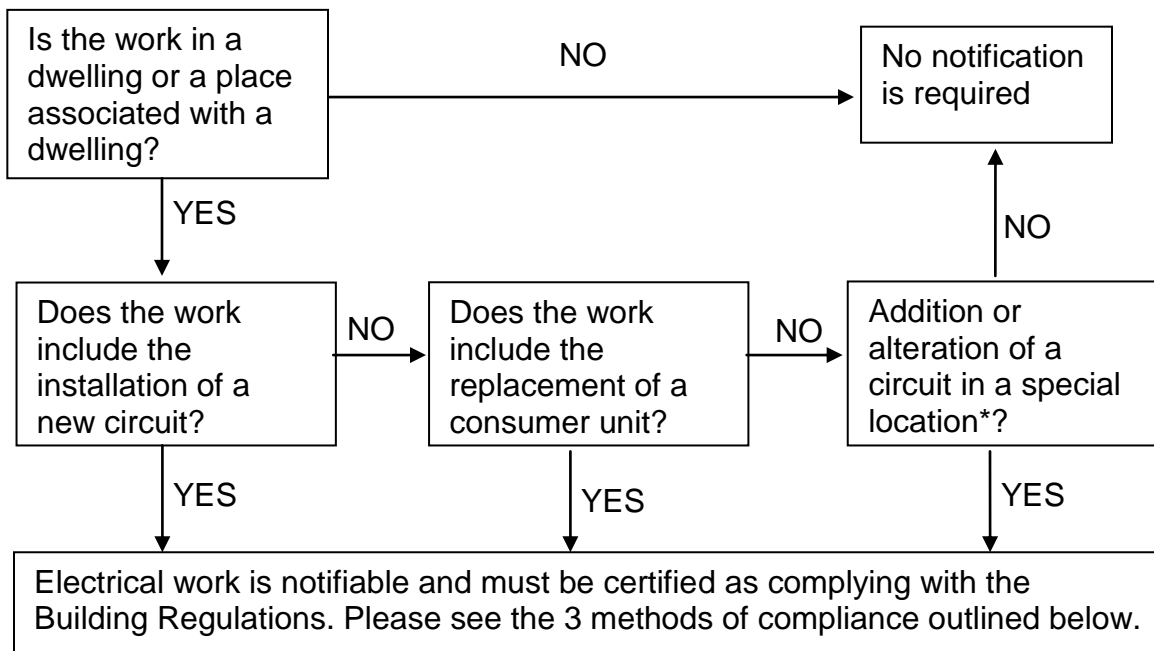
Part P does apply to -

1. External electrical installations such as external lighting, photovoltaic panels and fishpond pumps.
2. Electrical supplies outbuildings such as sheds, garages, conservatories and greenhouses even when generally exempt from Building Regulations due to Regulation 9(3).
3. The common areas of blocks of flats such as corridors and stairs Shared amenity areas in blocks of flats such as laundries and gymnasiums
4. Business premises connected to the same meter as a dwelling (except agricultural buildings).
5. Where there is a material change of use to a dwelling Regulation 6 requires that any necessary work is carried out to ensure that the building complies with Requirement P1.

Part P does not apply to –

1. A business premises in the same building as a dwelling but on a different meter or any non-residential or institutional building.
2. Lifts installed in blocks of flats

Is the work notifiable?



Definition of special location*

Special locations are in rooms that contain a bath or shower and extend to a height of 2.25m above the floor (or as high as the showerhead if higher) and 600mm horizontally from the edge of

the bathtub or shower tray. In wet rooms the horizontal measurement is 1.2m applies from the showerhead where attached to the wall.

Notifiable work – methods of compliance

Method 1 – Self certification by registered competent person

The person carrying out the work is able to issue a Building Regulations compliance certificate and registers the work with the relevant competent persons scheme who notify the Local Authority.

Method 2 – 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 to inspect and test the work as necessary.

The certifier must be notified within 5 days of completion who will issue an electrical installation condition report on the model BS7671 form if the work is satisfactory.

The registration body of the third party certifier must then issue a Building Regulations Compliance Certificate within 30 days and provide this information to the Local Authority

Method 3 – Approval by a building control body

A building regulation notification is submitted to a Building Control body. NMD Building Control have a specific form for this notification.

Generally if the installer is a practicing electrician who can provide evidence that they are qualified to at least City and Guilds Level 3 BS7671 17th Edition, Building Control will accept a completed BS7671 certificate as evidence that the work complies with the regulations. Receipt of the test certificate will normally enable us to issue a Building Regulations Completion Certificate.

If the work is not carried out by a qualified electrician Building Control will need to determine the extent of inspection and testing required in order to establish that the work is safe. In order for us to do this the following steps must be followed.

1. You are required by Regulation 13(5) to submit such plans as are necessary for the discharge of the Building Control bodies function. Hence, in this case we would require full design details of the proposed installation including a full specification and circuit plan.
2. You will be required to notify us when the installation is completed prior to covering any work to enable this Authorities electrical consultant to fully inspect all aspects of the installation.
3. Results of all necessary safety tests as specified in Section 713 of BS 7671:2001 will be required.

Non-notifiable work

Non-notifiable work like notifiable work should be designed, installed, inspected, tested and certified in accordance with BS7671 although the formal procedures for notification outlined above do not apply. However, if the Local Authority become aware that work is unsafe and non-compliant enforcement action can still be taken in relation to the work.