

Building Regulations - Part P

Electrical Safety

From 1 January 2005 the design, installation, inspection and testing of electrical installations became controlled by the Building Regulations. The new Part P will apply mainly to dwelling houses and flats including gardens and outbuildings such as sheds, detached garages and greenhouses.

Small jobs in low risk areas such as provision of a socket-outlet or a light switch on an existing circuit will not need to be notified to Building Control (although most work in high risk areas such as kitchens and bathrooms will be notifiable).

All work that involves adding a new circuit to a dwelling, or electrical work in kitchens and bathrooms or in 'special locations' (see table over) will need to be notified to Building Control with a building regulation application, or carried out by a competent person who is registered with a Part P Self-Certification Scheme.

There are two routes available to applicants to ensure they comply with Part P:

1. Use an electrician/installer who is registered with a Competent Person's scheme, in which case a building regulation application will not be required for the electrical work.

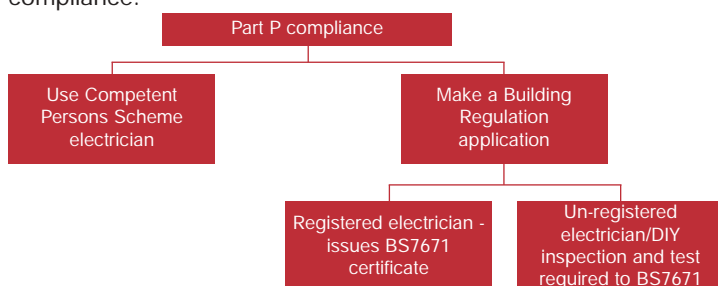
We would strongly encourage the use of electricians/installers who are part of a Competent Person Scheme.

2. Submit a Building Regulation application to the Local Authority:

A Where an electrician registered with a recognised trade body such as NICEIC, ECA & NAPIT (who need not be registered under a competent persons scheme) tests the work and issues a design, installation and test certificate under BS7671. Building Control will accept the certificate as evidence that the work complies with Part P. Additional inspections by Building Control may also be carried out in conjunction with the acceptance of a certificate (a list of those electricians competent to inspect and test will be available on the internet at labc-services.co.uk).

B Where the work is carried out by an unregistered electrician or is a DIY installation, the applicant is required to have the work inspected and tested by a registered electrician as in A above.

The diagram below shows the various routes to ensure Part P compliance:



Competent Person's Scheme

There are currently five full schemes in operation, who can carry out any electrical work and five defined schemes for other trades who can carry out a limited amount of electrical work (for example gas fitters and kitchen fitters, alarm installers and electric garage door fitters).

List of installers approved by the ODPM for registration:

1. BRE/ECA
(Telephone: 01923 664100) www.part.co.uk
2. British Standards Institution
(Telephone: 020 8996 9001) www.kitemarktoday.com
3. ELECSA Limited
(Telephone: 0870 749 0080) www.elecsa.org.uk
4. NICEIC Certification Services Limited
(Telephone 0800 013 0900) www.niceic.org.uk
5. Zurich Certification Ltd
(Telephone: 0121 456 1311) www.zurich.co.uk

Building Regulation Applications

If you intend to submit a full plans application which includes notifiable electrical work we will require a note on the plans which states:

All electrical work required to meet the requirements of Part P (Electrical Safety) should be either:

- (a) Installed by an electrician who is registered with a Part P Self-Certification Scheme; or
- (b) Installed/supervised by an electrician qualified to at least City and Guilds 2391 (16th Edition)

In both cases a completion certificate to BS 7671 must be forwarded to the Local Authority within 30 days of installation.

Building Regulation Charges

The charges for notifiable electrical work only will be based on the cost of the works as show in Schedule 3 of our Fee Scale. If the electrical work is part of a larger scheme, ie. a kitchen extension the charge for that work will be included in the overall charge in Schedule 2 or Schedule 1 if it involves a new dwelling.

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Do I need to notify the Local Authority for electrical work?

Except as identified in the chart below, notification of proposals to carry out electrical installation work in a dwelling must be given to a building control body at least 48 hours before work begins.

If the work be undertaken by a person or firm registered with a Part P 'Competent Persons' self certification scheme they will automatically notify the Local Authority of an installation within 30 days of completing the works and supply both the owner and Local Authority with all necessary certification.

Whether or not work is notifiable is dependent on the nature of installation work proposed and its location within a dwelling. The location is important because some areas such as kitchens and bathrooms and special installations or locations (see Special Locations and Installations below) may pose a greater risk to people.

Examples of electrical work (not exhaustive)	Notifiable	
	Areas not including bath/ shower rooms and kitchens	Within a bath/shower room or kitchen (special location)
Complete new/rewire of installation	Yes	Yes
Installing a new circuit in an extension or loft	Yes	Yes
Consumer unit change	Yes	Yes
Installing a new shower circuit	Yes	Yes
Installing an additional socket on an existing circuit	No (see 1 below)	Yes
Installing an additional light	No (see 1 below)	Yes
Addition of fused connection unit to ring main circuit	No	Yes
Installing a new cooker circuit	Yes	Yes
Connection of a cooker to an existing connection point	No	No
Installing or upgrading main or supplementary equipotential bonding	No	Yes
Replacing a damaged cable for a single circuit	No (see 2 below)	No (see 2 below)
Replacing a damaged socket outlet or replacing a light fitting	No	No
Installation and fit of a storage heater, including final circuit	Yes	Yes
Installing extra low voltage lighting (not CE marked sets)	Yes	Yes
Installing a socket or new supply in a garden, shed or detached garage	Yes	N/A
Installing a light fitting in a greenhouse	Yes	N/A
Installing a pond pump, including supply	Yes	N/A
Installing a hot air sauna	Yes	Yes
Installing a solar photovoltaic power supply	Yes	Yes
Installing ceiling or floor heating	Yes	Yes
Installing a small scale generator	Yes	Yes

(1) Only if the existing circuit protective device is suitable and provides protection for the modified circuit, and other relevant safety provisions are satisfactory

(2) On condition the replacement cable has the same current carrying capacity, follows the same route and does not serve more than one sub-circuit through a distribution board

Special locations and installations (a)

Locations containing a bath tub or shower basin
Swimming pools or paddling pools
Hot air saunas
Electric floor or ceiling heating systems
Garden lighting or power installations
Solar photovoltaic (PV) power supply systems
Small scale generators such as microCHP units
Extra-low voltage lighting installations, other than pre-assembled, CE-marked lighting sets

(a) See IEE Guidance Note 7 which gives more guidance on achieving safe installations where risks to people are greater.