

### **PART P – DOMESTIC ELECTRICAL WORK**

Applicants proposing work which involves new or existing electrical installations are strongly advised to employ the service of an electrician registered with one of the following competent persons self-certification schemes.

BRE Certification Ltd  
British Standards Institution (Kitemark Scheme)  
ELECSA  
NAPIT  
NICEIC  
BESCA  
Blue Flame Certification  
Certsure  
OFTEC  
Stroma

Competent Person Schemes (CPS) were introduced by the UK Government to allow individuals and enterprises to self-certify that their work complies with the Building Regulations as an alternative to submitting a building regulation application.

A Competent Person must be registered with a scheme that has been approved by MHCLG (Ministry of Housing, Communities & Local Government) and schemes authorised by the MHCLG are listed on its website at <http://www.communities.gov.uk>

If the electrical work is carried out by a member of one of the above schemes there is no requirement to involve the building control department. In all other cases (with certain exceptions for minor work) it will be necessary to apply for Building Regulations approval for the work.

#### **Minor Works**

The following work does not require Building Regulations approval.

- 1 - Replacing socket-outlets, switches, ceiling roses etc
- 2 - Replacing damaged cable for a single circuit only
- 3 - Re-fixing or replacing the enclosures of existing installation components
- 4 - Providing mechanical protection to existing fixed installations
- 5 - Adding lighting points (light fittings and switches) to an existing circuit
- 6 - Adding socket-outlets and fused spurs to an existing ring or radial circuit
- 7 - Installing or upgrading main or supplementary equipotential bonding

Please note that items 5, 6 and 7 are not exempt if the work is in a kitchen or 'special location' or involves a 'special' installation.

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## Guidance Note – Number 4

### Special Locations and Installations

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

### Satisfying the Building Regulations

There will be three main approaches to demonstrate your project complies with the regulations:

1 - Use an electrician registered under a competent person's scheme.

2 - Make a Building Regulations application. Use a qualified electrician who, whilst not a member of a competent person's scheme (ie is unable to self-certify the work), is able to issue a BS7671 electrical installation certificate on completion of the work.

3 - Make a Building Regulations application and, if the work is not to be carried out by a qualified electrician as described in 1 or 2 above, arrange for the work to be inspected and tested by someone appropriately qualified to issue BS7671 certification on completion of the work.

### Inspections

If approaches 2 or 3 above are adopted, the Building Control Surveyor will need to be notified when the work reaches the 'first fix' stage, ie before the wiring is covered up, in order that an inspection may be carried out. On completion of the work the Council will require a copy of the BS7671 certificate.

### Building Control Charges

Where the electrical work is clearly an integral part of a larger building project (ie the wiring to a new house, running a new circuit to an extension) the fee will be included in the normal building control charge for the building project. In all other cases, where the electrical work is independent of any other building project, please contact East Midlands Building Consultancy for an individually determined fee.

***If you are unsure whether or not the work you propose requires approval please contact East Midlands Building Consultancy for advice. If you carry out work which requires approval without first submitting an application, you will not benefit from having the work independently inspected and you risk enforcement action. The lack of a completion certificate from the Council may affect the future sale of your home.***

***Please note that these guidance notes are for advice only and may not cover all situations. It is your responsibility to ensure that they are appropriate for use in your particular circumstance.***

***For further information contact East Midlands Building Consultancy.***