

YOUR GUIDE TO PART P OF THE BUILDING REGULATIONS (ENGLAND & WALES)



THE POWER TO MAKE YOUR HOME SAFER



PART P OF THE BUILDING REGULATIONS WAS INTRODUCED BY THE GOVERNMENT IN ENGLAND & WALES TO PROTECT HOUSEHOLDERS AND REDUCE THE RISK OF ELECTRIC SHOCK.

It brought all electrical work carried out in the home under statutory control - requiring certain jobs to be notified and signed off by a local building control department, or a Competent Person Scheme registered electrical contractor such as an NICEIC electrical contractor, so that it meets the appropriate safety standards.

Work that is notifiable to local building control

Below is only an example of the type of work that is notifiable:

- The installation of a new circuit
- The replacement of a consumer unit or
- Any addition or alteration to existing circuits in a 'special location'

A 'special location' is considered to be a bathroom where there is a higher risk giving rise to an increased potential for an electric shock. When working in bathrooms certain restrictions must be adhered to so that switches, and other electrical equipment are installed at safe distances away from showers, baths and taps where the risk of mixing electricity and water is increased.

In Wales electrical work outdoors is notifiable. This covers the installation of garden lighting or power to outbuildings, a socket-outlet or an air conditioning unit.

Work that is not notifiable to local building control

Below is only an example of work that is not notifiable:

- Additions and alterations to existing installations outside special locations, (such as replacing a socket or switch)
- Replacements, repairs and maintenance anywhere
- Installing a new or replacement item (such as a cooker) to an existing suitable current
- Connecting an electric gate or garage door to an existing isolator switch is not notifiable work but installing a new circuit from the consumer unit to the isolator is notifiable

Your registered electrical contractor will be able to advise you on notifiable and non notifiable work.

Failure to adhere to Part P

If you cannot provide the right evidence that electrical work has been carried out in accordance with the building regulations then your local building control may insist that the work is re-done at your cost. Additionally, not having the appropriate certification may cause problems when it comes to selling your home.

It is a criminal offence to carry out work that does not comply with building regulations with a maximum fine of £5,000.



A straightforward way of meeting the requirements is to use an electrical contractor who is registered with a competent person scheme such as an NICEIC Domestic Installer. They can self-certify the work and notify the local building control department on your behalf.

You will then receive an Electrical Installation Certificate (EIC) or Minor Electrical Installation Works Certificate (MEIWC) from your contractor confirming the work has been carried out to the required standard along with a Building Regulations Compliance Certificate of compliance from the registered scheme provider - NICEIC.



My electrical contractor has carried out some work but I have not received a building regulation compliance certificate.. What should I do?

Remember, not all electrical work has to be notified to your local building control department. If the work was notifiable and you have not received a compliance certificate speak to the electrician's registration body.

My electrical contractor is not registered. Can they still sign off Part P work?

No. Only electricians registered with a government approved body (such as NICEIC) are able to self-certify and notify the work on your behalf. As the property owner you are responsible for notifying the work to local building control who will then come out and inspect the work (at additional cost).

Does Part P exist in Scotland?

No. Only electrical contractors carrying out work in England and Wales have to comply with Part P of the Building Regulations whereas in Scotland it is the Building Standards system. At the present time, Northern Ireland has no equivalent statutory requirement.

Please refer to our Guide to Building Regulations (Scotland) for further information.

Why use an NICEIC registered contractor?

Choosing an NICEIC registered contractor is a householder's best way to ensure a safe job. Electrical contractors registered with NICEIC are assessed on a regular basis to ensure high standards and their work is checked against the Wiring Regulations as well as other standards.

What happens if something goes wrong?



All NICEIC registered electrical contractors are covered by the Platinum Promise – a promise that protects you against all non-compliant installation work.

Should any work carried out by one of our contractors be found not to comply with the Building Regulations or relevant installation standards, we can instruct the contractor to go back and carry out the work to the required standard.

If the contractor is no longer in business or disputes the matter, we will have the work rectified by another registered contractor at no extra cost.

The Platinum Promise is valid for up to six years from the date of the completion of the original work and covers work up to a maximum of £25,000 for any one consumer rectification.

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