

Part P relationships

An electrical installer's primary concern is compliance with Part P, however an electrical installation often forms just one part of an overall building project and awareness of and compliance with other relevant Building Regulations is essential



Regulation 4 of the Building Regulations gives the following requirements relating to building work: Building work shall be carried out so that it complies with the applicable requirements contained in Schedule 1; and in complying with any such requirement there is no failure to comply with any other such requirement.

Building work shall be carried out so that after it has

been completed any building which is extended or to which a material alteration is made; or any building in, or in connection with, which a controlled service or fitting is provided, extended or materially altered; or any controlled service or fitting complies with the applicable requirements of Schedule 1 or, where it did not comply with any such requirement, is no more unsatisfactory in relation to that requirement than before the work was carried out.

BUILDING WORK SHALL BE CARRIED OUT SO THAT IT COMPLIES WITH THE APPLICABLE REQUIREMENTS CONTAINED IN SCHEDULE 1

Building Work as defined in Regulation 3 of the Building Regulations means that the following types of project amount to 'Building Work':

- the erection and extension of a building
- the installation or extension of a service or fitting which is controlled under the regulations
- an alteration project involving work which will be relevant to the continuing compliance of the building, service or fitting with the requirements relating to structure, fire, or access and facilities for disabled people
- the insertion of insulation into a cavity wall, and
- the underpinning of the foundations of a building.

Electrical installation work is defined as 'Building Work' as a service or fitting that is controlled under the regulations.





THE SCOPE OF PART P

Examples of the application of Part P include electrical installations in buildings or parts of buildings comprising:

- dwelling houses and flats;
- dwellings and business premises that have a common supply – for example shops and public houses with a flat above;
- common access areas in blocks of flats such as corridors and staircases;
- shared amenities of blocks of flats such as laundries and gymnasiums.

Part P applies also to parts of the above electrical installations:

- in or on land associated with the buildings – for example fixed lighting and pond pumps in gardens;
- in outbuildings such as sheds, detached garages and greenhouses.

'Dwellings' do not include institutional places of residence such as hospitals, schools and homes for the care of the aged, nor do they include hotels, boarding houses, halls of residence or hostels.

MINOR WORK

While Part P applies to all electrical installation work in dwellings, it is not necessary to involve Building Control bodies in the following circumstances:

- the electrical installation work is to be undertaken by a Competent Person for Part P
- when electrical installation work is 'Minor Work'. Minor Work for the

purposes of electrical installation work is described in detail in Approved Document P. It includes work such as adding lighting points to an existing circuit, and the addition of socket-outlets to an existing ring or radial circuit.

WORK ON EXISTING FIXED INSTALLATIONS

The requirements imposed by the Building Regulations normally apply only to work at the time it is being carried out. There is no requirement for the existing building to be generally upgraded in order for it to be brought in line with the current requirements of the Building Regulations. Regulation 4 of the Building Regulations requires only that, after work is carried out, the existing building or service or fitting is 'no more unsatisfactory' in relation to the requirements of the applicable Parts of Schedule 1 to the Building Regulations than it was before the work was carried out. These may include but are not limited to, Parts A (Structure), B (Fire Safety), C (Resistance to moisture), E (Resistance to the passage of sound), F (Ventilation), L (Conservation of fuel and power), J (Combustion appliances and fuel) and M (Access to and use of buildings).

In the case of electrical installation work and Part P, the guidance in Approved Document P recognises the integral character of an electrical installation and the possibility of a need for consequential work on existing fixed installations to ensure overall safety.

THERE IS NO REQUIREMENT FOR THE EXISTING BUILDING TO BE GENERALLY UPGRADED IN ORDER FOR IT TO BE BROUGHT IN LINE WITH THE CURRENT REQUIREMENTS OF THE BUILDING REGULATIONS

BUILDING WORK CARRIED OUT IN CONNECTION WITH ELECTRICAL WORK

Frequently, the process of carrying out electrical installation work will entail carrying out other building work, for example: chasing conduit and cables into walls, lifting and replacing floors, drilling and making good holes in walls and floors. This 'building work in connection with' electrical installation work may also be subject to the Building Regulations. If it is, then the building work must also comply with the relevant requirements.

If the work is being carried out by a business registered with a Competent Person Scheme for Part P, the business will be required to issue the owner of the dwelling with a certificate of compliance that states that the work carried out complies with the Building Regulations, i.e. all the applicable parts and not just Part P.

Further information on this topic is featured in the NICEIC/ECA publication Electrical Installers' Guide to the Building Regulations, available to purchase from NICEIC Sales on 01582 539700.