

Making a Building Regulation application. All applications are subject to The Building (Local Authority Charges) Regulations 1998 and the Council's charges scheme will apply.

The aim of this new requirement is to raise the standard of construction and competency of persons installing electrical installations relating to dwellings. This in turn will help reduce the number of accidents and fires caused through faulty electrical installations.

Further information, guidance, charges and forms are available on the Councils website.

OTHER APPROVAL

You are reminded that Building Regulation approval does not imply approval under the Town & Country Planning Act. You should check whether or not a Planning application is also required.

There are 3 planning Authorities in South Lakeland:

- **South Lakeland District Council –**

Tel: 0845 050 4434

- **Lake District National Park –**

Tel: 01539 724555

- **Yorkshire Dales National Park–**

Tel: 01969 652345

If you are in any doubt about the requirements of the Building Regulations, or if you need further information, please telephone, email or call at your local Building Control Office.

Contact details: -

Building Control Manager
South Lakeland District Council
Building Control Group
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DL
Tel: 01539 797779
Fax: 01539 797598

Ulverston Office
Town Hall
Queen Street
Ulverston
Cumbria LA12 7AR
Tel: 01229 584424
Fax: 01229 586240
SLDC Direct: 0845 0504434
Email: building.control@southlakeland.gov.uk
www.southlakeland.gov.uk

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Building Control Group

Technical Information BC6



Electrical Safety



ELECTRICAL SAFETY

Since 1 January 2005 electrical works associated with a dwelling fall within the scope of building regulations.

These requirements apply to new dwellings and also to any alterations or additions to existing installations, including full or partial rewiring. They also apply to fixed wiring for special locations and installations.

- Areas containing bath tub or shower
- Swimming pools or paddling pools
- Hot air saunas
- Electric floor or ceiling heating systems
- Garden lighting or power installations, i.e. powered gates, sheds, greenhouses, garages, security lighting, pond pumps etc.
- 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
- Common access (flats)
- Shared amenities in blocks or flats such as laundries and gymnasiums
- Combined dwelling and business premises having a common supply, such as shops and pubs with a flat above

These regulations apply even if you are doing the works yourself or by a friend and also by technically qualified or experienced electricians.

There are two alternative ways to ensure that your works comply with the requirements of part P of the Building Regulations.

OPTION 1

Certification by a competent person. This is government approved registration scheme whereby the electrical contractor is registered with one of the following organisations under a self certification scheme.

- BRE Certification Ltd.
- British Standards Institution
- ELECSA Ltd.
- NICEIC Certification Services Ltd.
- NapitCertification Ltd
- ECA

If your electrician is registered as a Competent Person with the above bodies (you are advised to check this) with the organisation with whom the person is registered, then an application to the local authority is not required. On completion of the works the approved contractor will issue and installation certificate to you.

OPTION 2

You make a building regulation application to the Council paying the appropriate charge. We will arrange for an inspection of the wiring before it is covered over and also check upon completion. If upon completion and submission of an electrical installations certificate everything is satisfactory a certificate will be issued. The certificate should be retained as an important house document.

WARNING

You should be aware that any person who fails to comply with the building regulations will be subject to legal proceedings being instigated against them. It may also prevent you from selling your house in the future.

EXEMPT WORKS

Works that need not be notified to the Council

1. Replacing and socket outlet, control switch or ceiling rose.
2. Replacing a damaged cable for a single circuit only.
3. Re-fixing or replacing enclosures of existing installation components where the circuit protective measures are unaffected.
4. Minor work that is not in a kitchen, bathroom, swimming pool, sauna, or room where water moisture is present.
5. Work not involved in a special location or installation.
6. Adding fittings and switches to an existing circuit.
7. Adding socket outlets and fused spurs to an existing ring or radial circuit.
8. Installing or upgrading main or supplementary equipotential bonding.

IMPORTANT

If you are unsure please ask building control staff who are on hand to help with any enquiries regarding your proposals.

