THE BUILDING REGULATIONS

WHAT ACTUALLY COUNTS AS BUILDING WORK?

THE BUILDING REGULATIONS

- The **Building Regulations 2010** apply in **England and Wales** (amended in England in 2013). **Scotland and Northern Ireland have their own.** Know the rules where you're working.
- **Building work** is defined in **Regulation 3**. It includes putting up or extending a building, installing or extending a controlled service or fitting, material alterations, cavity wall insulation, and underpinning foundations.
- The regulations are split into **Parts**, each with an **Approved Document** giving guidance. Part P is electrical safety in dwellings, but electrical work often touches other parts too. Chasing a wall or drilling a joist is **Part A** (structure). Going through a fire barrier is **Part B** (fire safety).

> **Electrician's Guide to the Building Regs** · What counts as building work, and the regulations that apply · **pp.16–17**

> **Electrician's Guide to the Building Regs** · Table of all Parts and Approved Documents (A to T) · **p.20**

HIGHLIGHT THIS TABLE

> **Part P's requirement**
>
> *"Reasonable provision shall be made in the design and installation of electrical installations in order to protect persons operating, maintaining or altering the installations from fire or injury."* You meet this by following the **fundamental principles in Chapter 13 of BS 7671**. You're responsible for the fixed wiring behind the socket, not the appliance someone plugs into it.

> **Working ≠ safe.** A circuit that turns on hasn't been shown to be safe. You prove it's safe by **inspecting, testing and certifying** it, then giving the paperwork to the client.

REGULATION 7: MATERIALS AND WORKMANSHIP

- **Regulation 7** is not a Part. It sits in the Building Regulations themselves, and it applies to **all** building work.
- Electrical work is building work under **Regulation 3**, so it catches you as well.

> **Electrician's Guide to the Building Regs** · Regulation 7, materials and workmanship · **p.35**

§ **Regulation 7** — building work **shall** be carried out with **adequate and proper materials**, appropriate for the circumstances, and **in a workmanlike manner**.

The word is "shall".
Shall means must, not should. In plain terms: suitable materials, and no shoddy work.

Why it reads oddly for an electrician.
It covers every trade, which is why it talks about materials being adequately mixed or prepared — mortar, concrete, screed. The requirement still lands on your work.

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