

YOUR GUIDE TO ELECTRICAL SAFETY FOR LOFT CONVERSIONS



THE POWER TO MAKE YOUR HOME SAFER



LOFTY AMBITION

More and more homeowners are now looking to convert their loft area to create more living space.

A new room in the loft area not only creates extra space, but it can also add extra value to a property. However, as with all property maintenance – such as a new kitchen or bathroom – if the project is not planned properly it could end up costing more than the value it adds.

The cost of your loft conversion will depend on your roof structure; the existing available space and what alterations need to be made to the floor below to accommodate the staircase. But with some careful planning, many houses can benefit from this extension.

Regulations

Not all loft conversions require planning permission but they will almost certainly be subject to building regulations. Any electrical work will need to comply with Part P of the Building Regulations. (England & Wales). Loft conversions in Scotland may require a building warrant prior to any work commencing.

A straightforward way of meeting the Part P requirements (England and Wales) is to use a contractor who is registered with an electrical competent person scheme such as NICEIC or ELECSA. They can self-certify the work and notify the local building control body on your behalf if it's needed.

If the work is notifiable you (England and Wales) will then receive a Building Regulations Compliance Certificate confirming the work has been carried out to the required standard as well as receiving an electrical certificate for the works.



Electrical Work in lofts

It is almost certain that if you are considering extending into the loft that you will require additional power and lighting.

It might be that power and lighting can be supplied via existing circuits or it could be that a new consumer unit is required. Consult with your NICEIC or ELECSA registered electrician before any work is carried out to ensure you get the best and most appropriate advice.

Be sure to get the appropriate electrical certification to show that the work complies with BS 7671 (UK Wiring Regulations) once the job is completed.



Lighting

Additional lighting is likely to be an important aspect of any loft conversion.

Your registered electrician will be able to advise you on the most suitable lighting design for the space.

If enclosed ceiling lights are being fitted, such as spotlights, it is essential they are installed correctly with a fire hood or similar protective device. This will protect against heat distribution and prevent the spread of fire.

You may want to consider uplighting or light washing on walls to make spaces appear larger.

Fire risk

Ensuring the appropriate precautions against fire are in place is essential for any loft conversion.

When converting your loft you will normally need to ensure you have mains powered, interlinked smoke detectors installed. Your local NICEIC or ELECSA registered electrician will be able to advise you on the most appropriate solution.



Wet areas

If the plan is to install an additional bath or shower room within the loft space then extra precautions are necessary.

Water and electricity are a potentially dangerous mix, so it when it comes to installing any electrical circuits or items, a bathroom is considered a special location. (See factsheet on bathrooms).





Why use an NICEIC or ELECSA registered contractor?

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

All NICEIC and ELECSA registered businesses 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 installation.



**TO FIND A REGISTERED
ELECTRICIAN IN YOUR AREA
VISIT NICEIC.COM
OR ELECSA.CO.UK
OR CALL 0333 015 6625**

THE POWER TO MAKE YOUR HOME SAFER

