



ELECTRICAL INSTALLATION CONDITION REPORTS, (EICR)

Test and Inspection of electrical installations and systems that conduct electricity around a building.

The two main elements of Electrical Certification are Initial Verification and Electrical Installation Condition Reports, (EICR.) If you are a property owner, Landlord or a facilities manager, you are responsible for ensuring that your properties are electrically safe and meet current regulations. This covers any installations in the property that supply electricity, electrical fixtures and fittings, and any appliances provided by you under the tenancy or lease. You may know this document as an Electrical Safety Certificate, and it must meet the current legal requirements and regulations. For a commercial property, as a minimum, an electrical safety inspection must be carried out at intervals of no more than 5 years from the date of the previous inspection. A copy of the most recent report must be provided to the relevant authorities and your insurance companies upon request. Some properties require inspections every 3 years, or even 1. In addition, an EICR are required at every change of tenancy. It is the responsibility of the property owner or management team to check which applies to the property they are responsible for.

EMERGENCY LIGHTING TESTING

Providing illumination when normal power supply is disrupted due to power cuts or faults.

Emergency lighting is covered by British Standards BS 5266-1: 2011. If you are responsible for residential hotels, clubs, hospitals, nursing homes, schools and colleges, licensed premises, offices, museums, shops, multi-storey dwellings, etc. then you must have emergency lighting too. Please note that BS 5266-1: 2011 are the minimum standards required, it is advised that installations are to a higher calibre. Emergency lighting can be either: 'Emergency escape lighting,' 'Standby lighting,' 'Escape route lighting,' 'Open area lighting,' or 'High risk task area lighting.' They can also be either 'Self-Contained,' 'Single Point,' or 'Central Battery Source' operated. It is important to have a professional assess the specific needs for each installation. Emergency lighting systems should be visually inspected monthly for damage and tested in house and annually by your Electrical Contractor, a full 3hr battery drain test needs to be conducted every year.



EIC REPORTS

An Electrical Installation Condition Report (EICR), is the result of any periodic electrical test and inspection service.

EICRs must be kept for the lifetime of the installation they are related to. They should be available for any following inspections. Your new EICR report will include such things as the items inspected and tested, the circuit details and test results, observations, and recommendations and the full details of any problems, faults and issues that must be addressed. This helps you gain a full understanding of the state of the electrical installation, and what you need to do to ensure it is compliant with regulations.

REMEDIAL WORKS

Electrical testing reports are NOT 'pass certificates.' Any problems found and itemised must be fixed immediately.

To ensure the ongoing integrity of any electrical installation within a building, any faults or issues must be fixed within a certain period, 28 days if a rental. These faults and issues are identified by such processes as 'Fixed Wire Testing'. The remedial work is necessary to address those problems and must be undertaken in compliance with safety rules and regulations. Remedial work can cover such things as damage, deterioration, defects and dangerous conditions within the installation. You will receive your EICR report, and it may contain 'C1,' 'C2,' or 'C3' codes, or 'further investigation' recommendations. C3 codes do not legally require action, but it is advised, that C1 and C2 codes do require action to be taken as they do mean that the relevant installation elements do not meet the correct standards and are therefore not compliant with Health and Safety legislation and/or are potentially dangerous.