



## **Building Control involvement in the installation of electric vehicle charging points**

There is no specific requirement to notify a building control body about the installation of one or more Electric Vehicle (EV) charging points at an existing building if the building was completed before the EV Charging Infrastructure requirements (S1 – S6 inclusive) and supporting regulations were introduced.

This includes all buildings completed prior to 15 June 2022, or a building that will be completed between 15 June 2022 and 15 June 2023 and was protected by the transitional provisions of the regulations.

Though if building work involves the creation of a new dwelling or is part of a major renovation of a residential building or a non-residential/mixed use building that is not protected by Transitional Provisions, a building regulations application is required.

However, since an EV charging point is likely to have a new electrical circuit, then that electrical work in a dwelling is controlled under Part P (Electrical Safety-Dwellings) and is notifiable work – in just the same way that any other new electrical circuit, new/replacement consumer unit or electrical work in a special location (special installations in Wales) is controlled and notifiable work.

In an existing building it is therefore the electrical work rather than the creation of the charging point itself which is controlled. Electrical work in non-dwelling buildings is not controlled by the building regulations, but instead is covered by the Electricity at Work Regulations.

As a result the electrical work is notifiable to Building Control through a Building Notice, by depositing Full Plans or by providing a Building Regulations compliance certificate from a suitably qualified and competent electrical installer. They must be a member of a recognised Competent Persons Scheme eg NAPIT or similar.

All domestic electrical work must comply with the IET wiring regulations as well as other aspects of the building regulations such as structural stability, fire safety and accessibility requirements. The Building Control Body or a Competent Person Scheme registered installer would have to consider these aspects in assessing whether an electrical installation for an EV charging point is compliant with the building regulations. However, Part S would not be a material consideration.

All EV charging points sold in Great Britain (excluding Northern Ireland) must also comply with 'The Electric Vehicles (Smart Charge Points) Regulations 2021', which came into force on 30 June 2022.