

Reference Number:

EICR-1004

ELECTRICAL INSTALLATION CONDITION REPORT

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS7671 (IET WIRING REGULATIONS))

Details of the Client**1**

Details of the Client:

Lake District National Park Authority
Murley Moss Business Park
Oxenholme Road
Kendal

LA9 7RL

Reason for producing the report:

Client request

Details of the Installation**2**

Occupier and Address:

Lake District National Park Authority
Murley Moss Business Park
Oxenholme Road
Kendal

LA9 7RL

Description of premises:

Commercial

Estimated age of wiring system (years):

30

Evidence of additions / alterations:

Yes

If yes, estimate age: (years)

1

Installation records available:

Yes

Date of last inspection:

July 2010

Extent and Limitations of Inspection and Testing**3**

Extent of installation covered by this report:

A percentage of each distribution board was tested apart for the dist board that serves the computer system which we were not allowed to isolate. No submains were tested. All rcds were tested.

Agreed and operational limitations on inspection and testing (include reasons and person agreed with):

As much as could be tested in the working day as the premises were vacated for the day. Agreed with I.Blake. On circuits tested only a random number of outlets and accessories were inspected behind. L/N ins. resistance test not carried out on circuits because of fear of damage to accessories. L&N strapped together & tested to cpc & I/n reading entered as a limitation.

The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS7671:2008 (IET Wiring Regulations) as amended to **No.3 - January 2015**. Cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

Summary of the Condition of the Installation**4**

See page 2 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of its suitability for continued use*:

satisfactory

*An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

Declaration**5**

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations listed above.

Inspected and Tested by:

Name: J RICHARDSON

Position: ELECTRICIAN

Date: 12/11/2015

Signature:

**Report reviewed and authorised for Issue by:**

Name: S BAINBRIDGE

Position: DIRECTOR

Date: 12/11/2015

Signature:



Reference Number:

EICR-1004

Details of the Contractor Responsible for the Inspection and Testing**6**

Company and Address including postcode:

Bainbridge Electrical Ltd
Beezon Head
Beezon Road
Kendal

LA9 6BW

Telephone Number:

01539 727040

CPS Provider:

NICEIC

CPS Registration No:

020359000

Recommendations**7**

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Code FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

The installation is in a good condition where seen. The original installation was carried out to a high specification. A small number of faults located were rectified at the time of the inspection and test. The voltage regulation equipment at the mains position which is an addition has not been installed to the same high standard. The observations listed on page 3 are only now classed as not complying with the current regulations because they have been updated. The way it was wired at the time of installation was correct and as a result do not present a danger but it would be advisable to consider upgrading these parts of the installation at some time.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested after an interval not exceeding:

5 years

Supply Characteristics & Earthing Arrangements**8**

System Earthing Arrangement:

TN-C-S

No. & Type of Live Conductors:

a.c. 3 phase - 4 wire

Other Sources of Supply

N/A

Supply

Polarity

✓

Nominal Voltage⁽¹⁾U₀

230

V

U

400

V

(to be detailed on attached schedules)

Supply Protective DeviceNominal Frequency, f⁽¹⁾

50

Hz

BS(EN):

LIM

Type:

LIM

External Loop Impedance, Z_e⁽²⁾

0.05

Ω

⁽¹⁾ By Enquiry

Rating:

LIM

A

Breaking capacity:

LIM

kA

Prospective Fault Current, I_{pf}⁽²⁾

9.2

kA

⁽²⁾ By Enquiry or by measurement**Particulars of the Installation****9**

Maximum Demand (Load)

90

A

Fault Protection:

ADS

Main Switch or Circuit-breaker**Means of Earthing**

Distributors Facility:

✓

Type:

N/A

Location:

Plant rm 28

Installation Earth Electrode:

N/A

Location:

N/A

BS(EN):

I201

Voltage Rating:

600

V

Resistance to Earth:

N/A

Ω

Type:

N/A

Current Rating:

200

A

RCD Operating current

N/A

mA

RCD Rated time delay

N/A

ms

RCD Operating time at I_{Δn}

N/A

ms

No. of poles:

3

Main Protective Conductors

Earthing Conductor:

Material

Copper

Csa:

50

mm²

Continuity & Connection

✓

Other Bonded Services:

Water:

✓

Oil:

N/A

Main Protective Bonding Conductor:

Material

Copper

Csa:

50

mm²

Continuity & Connection

✓

Gas:

✓

Steel:

✓

Other:

N/A

Reference Number:

EICR-1004

Observations

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1 of this report under 'Extent and Limitations of Inspection and Testing':

No remedial action is required:

N/A

The following observations are made:

✓

Observation(s):

Classification
Code:

[illegible]

Code **C1** Indicates that danger is present. Immediate remedial action required.

Code **C2** Indicates that an item is potentially dangerous. Urgent remedial action required.

Code **C3** Indicates that improvement is recommended.

Code **FI** Indicates that further inspection is required without delay.

Reference Number:

EICR-1004

Inspection Schedule (1)

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended.
 N/V : Not verified. LIM : Limitation. N/A : Not applicable. FI : Further investigation

1 - DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT

Comments	Outcome
Condition of service cable	✓
Condition of service head	✓
Distributor's earthing arrangements	✓
Meter tails - Distributor/Consumer	✓
Metering equipment	✓
Isolator	N/A

2 - PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES

Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A
Adequate arrangements where a generating set operates in parallel with the public supply	N/A

3 - AUTOMATIC DISCONNECTION OF SUPPLY**Main Earthing / Bonding arrangements:**

Presence of distributor's earthing arrangement or earth electrode arrangement •	✓
Adequacy of earthing conductor size •	✓
Adequacy of earthing conductor connections •	✓
Accessibility of earthing conductor connections •	✓
Adequacy of main protective bonding conductor sizes •	✓
Adequacy and location of main protective bonding conductor connections •	✓
Accessibility of all protective bonding connections •	✓
Provision of earthing / bonding labels at all appropriate locations •	✓
FELV	N/A

4 - OTHER METHODS OF PROTECTION (Where the methods listed below are employed details should be provided on separate sheets)

Non-conducting location	N/A
Earth-free local equipotential bonding	N/A
Electrical separation	N/A
Double insulation	N/A
Reinforced insulation	N/A

5 - DISTRIBUTION EQUIPMENT

Adequacy of Working space / accessibility to equipment	✓
Security of fixing	✓
Condition of insulation of live parts	✓
Adequacy / security of barriers	✓
Condition of enclosure(s) in terms of IP rating etc	✓
Condition of enclosure(s) in terms of fire rating etc	✓

Reference Number:

EICR-1004

Inspection Schedule (2)

	Comments	Outcome
5 - DISTRIBUTION EQUIPMENT (Continued)		
Enclosure not damaged / deteriorated so as to impair safety		✓
Presence and effectiveness of obstacles		N/A
Placing out of reach		N/A
Presence of main switch(es), linked where required		✓
Operation of main switch(es) (functional check)		✓
Manual operation of circuit-breakers and RCD(s) to prove disconnection		✓
Confirmation that integral test button / switch causes RCD(s) to trip when operated (functional check)		✓
RCD(s) provided for fault protection - includes RCBOs		N/A
RCD(s) provided for additional protection where required - includes RCBOs		✓
Presence of RCD quarterly test notice at or near equipment where required		✓
Presence of diagrams, charts or schedules at or near equipment where required		✓
Presence of non-standard (mixed) cable colour warning notice at or near equipment where required		✓
Presence of alternative supply warning notice at or near equipment where required		N/A
Presence of next inspection recommended label		✓
Presence of other required labelling (Please specify)		N/A
Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing and overheating)		✓
Single-pole switching or protective devices in line conductors only		✓
Protection against mechanical damage where cables enter equipment		✓
Protection against electromagnetic effects where cables enter ferromagnetic enclosures		✓
6 - DISTRIBUTION CIRCUITS		
Identification of conductors		✓
Cables correctly supported throughout their run		✓
Condition of insulation of live parts		✓
Non-sheathed cables protected by enclosure in conduit, duct or trunking		N/A
Suitability of containment systems for continued use (including flexible conduit)		✓
Cables correctly terminated in enclosures		✓
Confirmation that ALL conductor connections, including to busbars, are correctly located in terminals and are tight and secure		✓
Examination of cables for signs of unacceptable thermal and mechanical damage / deterioration		✓
Adequacy of cables for current-carrying capacity with regard for the type and nature of installation		✓
Adequacy of protective devices; type and rated current for fault protection		✓

Reference Number:

EICR-1004

Inspection Schedule (3)

6 - DISTRIBUTION CIRCUITS (Continued)

	Comments	Outcome
Presence and adequacy of circuit protective conductors		✓
Coordination between conductors and overload protective device		✓
Cable installation methods / practices with regard to the type and nature of installation and external influences		✓
Where exposed to direct sunlight, cable of a suitable type		✓
Cables concealed under floors, above ceilings, in walls / partitions less than 50mm from a surface, and in partitions containing metal parts:		
Cables installed in prescribed zones (see <i>Extent and limitations</i>) •		LIM
Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see <i>Extent and limitations</i>) •		✓
Provision of fire barriers, sealing arrangements and protection against thermal effects		✓
Band II Cables segregated / separated from band I cables		✓
Cables segregated / separated from non-electrical services		✓
Condition of circuit accessories		✓
Suitability of circuit accessories for external influences		✓
Single-pole switching or protective devices in line conductors only		✓
Adequacy of connections, including cpcs, within accessories and to fixed and stationary equipment - identify / record numbers and locations of items inspected		✓
Presence, operation and correct location of appropriate devices for isolation and switching		✓
General condition of wiring systems		✓
Temperature rating of cable insulation		✓

7 - FINAL CIRCUITS

Identification of conductors		✓
Cables correctly supported throughout their run		✓
Condition of insulation of live parts		✓
Non-sheathed cables protected by enclosure in conduit, ducting or trunking		✓
Suitability of containment systems for continued use (including flexible conduit)		✓
Adequacy of cables for current-carrying capacity with regard to the type and nature of installation		✓
Adequacy of protective devices; type and rated current for fault protection		✓
Presence and adequacy of circuit protective conductors		✓
Co-ordination between conductors and overload protective devices		✓
Wiring system(s) appropriate for the type and nature of the installation and external influences		✓

Reference Number:

EICR-1004

Inspection Schedule (4)

7 - FINAL CIRCUITS (Continued)

Outcome

Cables concealed under floors, above ceilings, in walls / partitions

Comments

LIM

installed in prescribed zones (see *Extent and limitations*) •

C3

incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see *Extent and limitations*) or

Provision of additional protection by 30mA RCD

*for circuits used to supply mobile equipment not exceeding 32A rating for use outdoors •

N/A

*for all socket outlets of rating 20A or less unless exempt •

C3

*for cables concealed in walls at a depth of less than 50mm •

C3

*for cables concealed in walls/partitions containing metal parts, regardless of depth •

C3

Provision of fire barriers, sealing arrangements and protection against thermal effects

✓

Band II cables segregated / separated from band I cables

✓

Cables segregated / separated from non-electrical services

✓

Termination of cables at enclosures - identify / record numbers and locations of items inspected

Connections under no undue strain •

✓

No basic insulation of a conductor visible outside enclosure •

✓

Connections of live conductors adequately enclosed •

✓

Adequately connected at point of entry to enclosure (glands, bushes etc) •

✓

Condition of accessories including socket-outlets, switches and joint boxes

✓

Suitability of accessories for external influences

✓

Single pole switching or protective devices in line conductors only

✓

8 - ISOLATION AND SWITCHING

***Note:** Older installations designed prior to BS7671:2008 may not have been provided with RCDs for additional protection

Isolators

Presence and condition of appropriate devices •

✓

Acceptable location - state if local or remote from equipment in question •

✓

Capable of being secured in the OFF position •

✓

Correct operation verified •

✓

Clearly identified by position and / or durable marking •

✓

Warning label posted in situations where live parts cannot be isolated by the operation of a single device •

N/A

Switching off for mechanical maintenance

Presence and condition of appropriate devices •

✓

Acceptable location - state if local or remote from equipment in question •

✓

Capable of being secured in the OFF position •

✓

Correct operation verified •

✓

Clearly identified by position and / or durable marking •

✓

Reference Number:

EICR-1004

Inspection Schedule (5)**8 - ISOLATION AND SWITCHING (Continued)****Emergency switching / stopping**

- Presence and condition of appropriate devices
- Readily accessible for operation where danger might occur
- Correct operation verified
- Clearly identified by position and / or durable marking

Comments

Outcome

Functional Switching

- Presence and condition of appropriate devices
- Correct operation verified

9 - CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)

- Condition of equipment in terms of IP rating etc
- Equipment does not constitute a fire hazard
- Enclosure not damaged / deteriorated so as to impair safety
- Suitability for the environment and external influences
- Security of fixing
- Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: List number and location of luminaires inspected (separate page)

Recessed luminaires (downlighters)

- Correct type of lamps fitted
- Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar
- No signs of overheating to surrounding building fabric
- No signs of overheating to conductors / terminations

10 - LOCATION(S) CONTAINING A BATH OR SHOWER

- Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA
- Where used as a protective measure, requirements for SELV or PELV met
- Shaver sockets comply with BS EN 61558-2-5 formerly BS3535
- Presence of supplementary bonding conductors, unless not required by BS7671:2008
- Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1
- Suitability of equipment for external influences from installed location in terms of IP rating
- Suitability of equipment for installation in a particular zone
- Suitability of current-using equipment for particular position within the location

11 - SPECIAL INSTALLATIONS OR LOCATIONS If any special installations or locations are present, list the particular inspections applied on a separate sheet.

Inspected by:

Name: J RICHARDSON

Date: 12/11/2015

Position: ELECTRICIAN

Signature: J. Richardson

EICR-1004

DB Reference:

DB1/2

DB Location:

Room 205

Distribution Board Comments:

18 way db

Supplied from: DB 1

Overcurrent Device:	3871	2
---------------------	------	---

RCD Operating Current:	N/A	mA
------------------------	-----	----

Board Manufacturer: Hager

Device Rating:	63	A	RCD time delay:	N/A
----------------	----	---	-----------------	-----

RCD Operating time at I_{An}	N/A	ms
--------------------------------	-----	----

[illegible]

Reference Number:
EICR-1004

EICR-1004

Test Results

DB Location:	Room 205
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DB Reference:	DB1/2
----------------------	-------

DB Location:	Room 205
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Room 205

[illegible]

EICR-1004

DB Reference:

DB1/3

DB Location:

Room 121

Distribution Board Comments:

36 way db

Supplied from:

DB1

Overcurrent Device:

3871

2

RCD Operating Current:

N/A

mA

Board Manufacturer:

Hager

Device Rating:

63

A

RCD time delay:

N/A

RCD Operating
time at I_{AN}

N/A

ms

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Reference Number:
EICR-1004

EICR-1004

Test Results

DB Location:	Room 121
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DB Reference:	DB1/3
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Room 121

[illegible]

EICR-1004

DB Reference:

DB1/4

DB Location:

Room 135

Distribution Board Comments:

36 way dist board

Supplied from: DB 1

Overcurrent Device:	60898	C
---------------------	-------	---

RCD Operating Current:	N/A	mA
------------------------	-----	----

Board Manufacturer: Hager

Device Rating:	63	A	RCD time delay:	N/A
----------------	----	---	-----------------	-----

RCD Operating time at I_{An}	N/A	ms
--------------------------------	-----	----

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Reference Number:

EICR-1004

Test Results

DB Location:	Room 135
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DB Reference:	DB1/4
----------------------	-------

DB Location:	Room 135
---------------------	----------

Room 135

[illegible]

EICR-1004

DB Reference:

DB1/5

DB Location:

Room 8

Distribution Board Comments:

36 way dist board

Supplied from:

DB 1

Overcurrent Device:

60898

C

RCD Operating Current:

N/A

mA

Board Manufacturer:

hager

Device Rating:

63

Δ

RCD time delay:

N/A

RCD Operating
time at I_{AN}

N/A

ms

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Reference Number:

EICR-1004

Test Results

DB Location:	Room 8
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DB Reference:	DB1/5
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DB1/5

DB Location: Room 8

Room 8

[illegible]

EICR-1004

DB Reference:

DB1/6

DB Location:

Room 1

Distribution Board Comments:

36 way dist board

Supplied from:

DB 1

Overcurrent Device:

60898

C

RCD Operating Current:

N/A

mA

Board Manufacturer:

hager

Device Rating:

63

A


RCD time delay:

N/A

RCD Operating
time at I_{AN}

N/A

ms

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Reference Number:

EICR-1004

Test Results

DB Location:	Room 1
--------------	--------

DB Reference:	DB1/6
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DB Location: Room 1

Room 1

[illegible]

EICR-1004

DB Reference:

DB1/7

DB Location:

Plant m 28

Distribution Board Comments:

36 way dist board

Supplied from:

DB1

Overcurrent Device:

60898

C

RCD Operating Current:

N/A

mA

Board Manufacturer:

hager

Device Rating:

63

Δ

RCD time delay:

N/A

RCD Operating
time at I_{AN}

N/A

ms

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Reference Number:
EICR-1004

EICR-1004

Test Results

DB Location:	Plant m 28
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DB Reference:	DB1/7
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DB Reference:	DB1/7
----------------------	-------

DB Location: Plant m 28

DB Location: Plant m 28

[illegible]

EICR-1004

DB Reference:

DB1/13Y

DB Location:

Room 23 lift rm

Distribution Board Comments:

4 way dist board

Supplied from:

DB 1

Overcurrent Device:

3871

2

RCD Operating Current:

N/A

mA

Board Manufacturer:

Hager

Device Rating:

40

△

RCD time delay:

N/A

RCD Operating
time at I_{AN}

N/A

ms

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Reference Number:
EICR-1004

EICR-1004

Test Results

Y	DB Location:	Room 23 lift rm
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DB Reference:	DB1/13Y
----------------------	---------

DB Location:	Room 23 lift rm
---------------------	-----------------

Room 23 lift rm

[illegible]

ELECTRICAL INSTALLATION CONDITION REPORT

GUIDANCE FOR RECIPIENTS

This Report is an important and valuable document which should be retained for future reference.

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section 4). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

The person ordering the Report should have received the “original” Report and the inspector should have retained a duplicate.

The “original” Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner /occupier with details of the condition of the electrical installation at the time the Report was issued.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

Section 3 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 3 - Extent and Limitations on page 1.

For items classified in the observations as C1 (“Danger present”), the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.

For items classified in the observations as C2 (“Potentially dangerous”), the safety of those using the installation may be at risk and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation the inspection has revealed an apparent deficiency which may result in a Code 1 or Code 2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 7 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated on page 2 of the Report under ‘Recommendations’ and on a label at or near to the consumer unit / distribution board.