WARNER
ELECTRICAL CONTRACTORS LIMITED

Electrical Servicing

Electrical Servicing involves regular inspection, testing, and maintenance of your property's wiring and appliances to ensure safety and code compliance. Commercial properties require an EICR every 5 years. Yearly routine servicing prevents costly breakdowns and fire hazards.

Why You Need Regular Electrical Servicing

- **Safety & Compliance:** Regular checks identify potential hazards like faulty wiring, overheating, or overloaded circuits.
- **Asset Protection:** Servicing prevents electrical faults that can destroy expensive appliances, servers, and electronic equipment.
- **Efficiency:** An electrical engineer can optimize energy consumption and replace outdated, energy-wasting fixtures.

Types of Electrical Services

1. **EICR (Electrical Installation Condition Report):** A comprehensive inspection of the fixed wiring, sockets, switches, and fuse boxes.
2. **PAT (Portable Appliance Testing):** Safety checks and functionality testing for portable electrical equipment (such as kettles, vacuums, and IT gear).
3. **Thermal Imaging & Diagnostics:** Using infrared cameras to detect hidden hot spots caused by faulty equipment or overloaded circuits

Immediate Statutory Maintenance (Year 1 Onwards)

Unlike domestic properties, commercial premises have strict, immediate testing frequencies under the HSE Electricity at Work Regulations 1989:

- **Emergency Lighting (Monthly):** A quick "flick test" using a test key to ensure all backup batteries engage instantly.
- **Fire Alarm Testing (Weekly):** Activating a different manual call point every week to check the siren and signal to the monitoring station.
- **RCD Push-Button Testing (6-Monthly):** Manually tripping the safety switches on your commercial distribution boards to ensure they have not seized.
- **PAT Testing (12 to 24 Months):** Handheld appliances, IT hardware, and kitchen equipment must be logged and tested based on risk level.
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Setting Up a Planned Preventative Maintenance (PPM) Schedule

1. **Appoint a Duty Holder:** Designate a specific manager to hold legal responsibility for the electrical logbook.
2. **Log all schematics:** Store all original as-built wiring diagrams safely; future commercial modifications will require them.
3. **Establish a defect reporting system:** Give staff a clear path to report damaged sockets, trailing cables, or flickering office lights immediately.

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