Commercial EICR Frequency & Compliance Guide

Document Purpose: To clarify the statutory obligations of Commercial Landlords, Duty Holders, and Facilities Managers regarding fixed wiring testing under the *Electricity at Work Regulations 1989* and *BS 7671 (IET Wiring Regulations)*.

1. The Legal Reality: Why Do You Need an EICR?

Electrical installations deteriorate over time due to loading, environmental factors, and general wear and tear. As a Duty Holder, you are legally required to prove that your electrical infrastructure is safe for continual use.

Failure to maintain a valid, "Satisfactory" EICR can result in:

- **Voided Commercial Insurance: Most insurers will refuse to pay out in the event of an electrical fire without proof of a current EICR.**
- **Prosecution: Under the Health and Safety at Work Act 1974.**
- **Operational Downtime: Unplanned outages due to catastrophic switchgear or cabling failure.**

2. EICR Frequency Matrix: When are you due?

The maximum recommended intervals between periodic inspections depend heavily on the environment and the public risk profile of your facility.

Facility Type	Maximum Interval	Notes / Exceptions
Commercial Offices & Retail	5 Years	Routine visual inspections recommended annually.
Industrial & Warehousing	3 Years	Heavy machinery, dust, and vibration accelerate wear.
Education (Schools/Universities)	5 Years	High footfall. Often conducted at 20% annually over a 5-year rolling program to spread costs.

Facility Type	Maximum Interval	Notes / Exceptions
Public Entertainment (Cinemas/Theatres)	**1 to 3 Years**	**Heavily dependent on local authority licensing requirements.**
Residential Developments (PRS/HMO)	**5 Years**	**Or upon a change of tenancy (Statutory requirement in Scotland for private rentals).**
Construction Sites (Temporary)	**3 Months**	**Harsh environments require highly frequent verification.**

Disclaimer¿These.are.maximum.intervals¡.If.your.facility.is.subject.to.harsh.conditions.(e¡g¡?.extreme.temperatures?.corrosive.chemicals?.or.water.exposure)?.more.frequent.testing.may.be.mandated¡

3. The GreenTech Approach to Testing

We understand that shutting down power to your facility costs money. GreenTech Scotland delivers Tier-1 compliance testing designed around your operational reality:

- **Out-of-Hours Execution: We schedule testing during nights or weekends to ensure zero disruption to your trading hours or office productivity.**
- **Rolling Programmes (20% per year): For large estates (like shopping centres or campuses), we can test 20% of your infrastructure annually. This ensures 100% compliance over a 5-year cycle while flattening your maintenance budget.**
- **Remedial Action: We don't just hand you a failing grade. We provide an itemized, transparent quote to fix any C1 (Danger Present) or C2 (Potentially Dangerous) faults immediately, restoring your compliance status fast.**

4. Understanding Your EICR Codes

If issues are found during testing, our NICEIC-approved engineers will assign a code to the defect:

- **C1 (Danger Present): Immediate risk of injury. Requires immediate intervention. The installation will be marked** Unsatisfactory**.**

- **C2 (Potentially Dangerous): Urgent remedial action required. The installation will be marked** Unsatisfactory**.**
- **C3 (Improvement Recommended): Does not comply with current BS 7671 standards, but is not inherently dangerous. The installation can still be marked** Satisfactory**.**
- **FI (Further Investigation Required): Usually applied when a circuit cannot be fully verified.**