

## Building Safety Act – Your Responsibilities for Electrical Safety and UPS Systems

Socomec wants to ensure you are fully informed about your obligations under the **Building Safety Act 2022**, particularly where it relates to electrical infrastructure, UPS and ATS systems.

The Building Safety Act increases duty holder accountability, competence requirements, and the need for an auditable Golden Thread of safety information, all of which affect how Uninterruptible Power Supply systems and ATS systems are specified, installed, handed over and maintained in commercial buildings.

For full details of the Building Safety Act please visit the Government website:

<https://www.gov.uk/guidance/the-building-safety-act>

### Your Key Responsibilities

The building owner, you must:

- **Maintain Electrical Safety Compliance**  
Ensure all electrical installations, including UPS systems, meet current building regulations and fire safety standards.
- **Manage Safety Information (“Golden Thread”)**  
Keep accurate records of electrical designs, commissioning certificates, and maintenance logs for UPS and associated systems.
- **Report Safety Risks Promptly**  
Any electrical faults or risks—such as overheating, battery hazards, or fire protection failures—must be reported to the Building Safety Regulator.

### Additional Duties for Higher-Risk Buildings

If your building is **over 18 metres or 7 stories**, you are required to:

- Register the building with the Building Safety Regulator.
- Appoint an **Accountable Person** and, where necessary, a **Building Safety Manager**.
- Prepare a **Safety Case Report** that includes electrical safety measures and UPS resilience plans.
- Develop a **Resident Engagement Strategy** to communicate safety information effectively.

Non-compliance can result in **criminal prosecution, unlimited fines, or imprisonment**.

### How Socomec Can Support You

We provide:

- **Preventive Maintenance Plans** to minimise electrical risks and ensure system reliability.

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