

## Electrical Safety Check.

*This is to be done where it is found that the electrical system in a structure constitutes a hazard to people or property by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons. The AHJ shall require the defects to be corrected to current NEC standards to eliminate the hazard.*

### Based on the Minnesota State Building – 2014 National Electrical Code

#### Division Policy: # 2013-01 Issue Date: January 7, 2013 (Revised July 1, 2017)

1. **Electric Service Inspection.** If panel appears new (per AHJ-Authority Having Jurisdiction), there shall be an inspection sticker installed on the inside cover of the panel, or an electrical contractor shall pull a permit for the service and deem it correctly installed per the most recent code requirements
2. **Electric Service Condition.** The service must not be tampered with, improperly altered, improperly listed circuit breakers installed, over-fused or over-loaded. No openings (open knock outs) in the service panel. Provide fillers or dead front openings. The service box must be properly located and accessible. All branch circuits must have proper sized over-current protection. Only one wire is permitted under each lug. No foreign objects or contamination inside cabinet.
3. **Basement.** Check above ceiling and on walls for open wiring. All hazardous wiring and all disconnected, exposed wiring must be removed. Minnesota Rules Chapter 3801.3670 & 3680.
4. **Water meter.** All services must be properly grounded, including bonding around water meters. *Note: The City Water Department DOES NOT install or remove bonding wires around the water meter.*
5. **Service ground rod.** If electrical service is 5 years or newer, the service must have a minimum of one ground rod. (per NEC Article 250)
6. **Kitchens.** If new cabinets have been installed and/or more counter space was added, the kitchen receptacles shall meet the minimum requirements (per NEC 210.52),(Nec.210.12) **Where a kitchen has been altered, and or updated prior to the final inspection, the entire kitchen shall be brought up to the most current NEC.**
7. **Bathrooms.** If a bathroom has been altered, and or updated prior to the final inspection, the entire bathroom shall be brought up to the most current NEC.
8. **Ground-fault circuit interruption (GFCI).** All kitchen, bath, laundry room, garage, exterior receptacles, outlet(s) located in unfinished areas and any receptacle within 6 feet of a sink or tub are to have GFCI Protection.
9. **Replacement of existing receptacles.** Replacement of existing receptacles with new receptacles, the new receptacles shall meet the most current NEC requirements. (per NEC 406.4(d), 210.12(a), 406.12 & 406.9) (Visit [coonrapidsmn.gov](http://coonrapidsmn.gov) for more information)
10. **Luminaires in closets.** Luminaires installed in closets shall comply with NEC 410.16
11. **Exterior luminaires.** All exterior luminaires must be installed correctly, if the siding has been recently replaced, or new fixtures are installed. Per Nec. 314.20, 410.23
12. **Exterior outlets.** All exterior receptacles must have working covers, and outlets shall have approved screws holding the devices in place.
13. **All receptacles.** "Plug check" all receptacles for grounding, polarity and ground-fault circuit interruption operation.
14. **Basement wiring.** All basement wiring done without permits or inspections shall be provided with receptacles per NEC 210.52 and shall have Arc-Fault Circuit-Interrupter Protection. (per NEC 210.12)
15. **General wiring.** Remove or correct all wiring not meeting the current NEC electrical code.
16. **Wood trusses.** Make sure Romex is not in contact with truss plates.
17. **Extension cords.** Extension cords shall not be used as permanent wiring and must be removed if they are deemed as such, or installed in a hazardous manner.
18. **Garage wiring.** Check all garage wiring. All hazardous wiring and all disconnected, exposed wiring must be removed. Minnesota Rules Chapter 3801.3670
19. **Garage door opener.** All garage door openers are to have a receptacle that is within reach of the factory installed cord of the garage door opener (motor) itself.

Any questions regarding the above list please call:

**Nick Jackson** – Electrical Inspector/City of Coon Rapids (763-767-6567)



## VACANT PROPERTY INSPECTION CHECKLIST

STRUCTURAL	PASS	CORRECTIVE ACTION NEEDED
<ul style="list-style-type: none"> <li>Changes made to trusses, rafters, bearing walls, etc.</li> </ul>		
<ul style="list-style-type: none"> <li>Compromised firewalls</li> </ul>		
<ul style="list-style-type: none"> <li>Openings to the exterior, windows, siding, soffits, that may let weather or animals in</li> </ul>		
<ul style="list-style-type: none"> <li>Unpermitted or uninspected new openings (headers...)</li> </ul>		
MECHANICAL	PASS	CORRECTIVE ACTION NEEDED
<ul style="list-style-type: none"> <li>Combustion air in mechanical room if required</li> </ul>		
<ul style="list-style-type: none"> <li>Dryer vent materials</li> </ul>		
<ul style="list-style-type: none"> <li>Furnace installs</li> </ul>		
<ul style="list-style-type: none"> <li>Gas lines, open, kinked or installed without permit</li> </ul>		
<ul style="list-style-type: none"> <li>Gas lines secured</li> </ul>		
<ul style="list-style-type: none"> <li>Gas line shut off valve to each appliance (replace only if replacing appliance)</li> </ul>		
<ul style="list-style-type: none"> <li>Ground wire (Jumper) at water meter</li> </ul>		
<ul style="list-style-type: none"> <li>Outside air ducted to return air plenum (OK if tempered or mfg specs allow)</li> </ul>		
<ul style="list-style-type: none"> <li>Vent clearance from combustibles</li> </ul>		
<ul style="list-style-type: none"> <li>Vent draft collar at floor</li> </ul>		
ENVIRONMENTAL	PASS	CORRECTIVE ACTION NEEDED
<ul style="list-style-type: none"> <li>A mold report along with a air quality report must be submitted (This will be handled on a case by case basis)</li> </ul>		

*Please discuss any plans for corrections with the Building Inspections staff to ensure proper permits are in place prior to beginning work.*

PLUMBING	PASS	CORRECTIVE ACTION NEEDED
<ul style="list-style-type: none"> <li>• ABS glued to PVC</li> </ul>		
<ul style="list-style-type: none"> <li>• Cracked or damaged pipes</li> </ul>		
<ul style="list-style-type: none"> <li>• Seal abandoned wells</li> </ul>		
<ul style="list-style-type: none"> <li>• Secure sump lid</li> </ul>		
<ul style="list-style-type: none"> <li>• Vacuum breakers (1052) on hose bibs</li> </ul>		
<ul style="list-style-type: none"> <li>• Vacuum breakers on lawn irrigation systems (12 inches above highest head in yard)</li> </ul>		
<ul style="list-style-type: none"> <li>• Venting and traps properly installed (no illegal bands)</li> </ul>		
<ul style="list-style-type: none"> <li>• Water heater Pressure Relief Valve drop tube (maximum 18 inches from the floor)</li> </ul>		
<ul style="list-style-type: none"> <li>• Water heater venting</li> </ul>		
<ul style="list-style-type: none"> <li>• Water softener discharge line air gap (1&amp;1/2 inches)</li> </ul>		
OTHER	PASS	CORRECTIVE ACTION NEEDED
<ul style="list-style-type: none"> <li>• Electrical to be inspected on every property by a MN State licensed electrician and deemed safe (Inspectors discretion) (See Electrical Safety Checklist)</li> </ul>		
<ul style="list-style-type: none"> <li>• Egress ladder in window well if greater than 44 inches deep</li> </ul>		
<ul style="list-style-type: none"> <li>• Handrails on one side of stairs (including decks)</li> </ul>		
<ul style="list-style-type: none"> <li>• Guardrails &amp; stairway fall protection (must be stable &amp; sound)</li> </ul>		
<ul style="list-style-type: none"> <li>• Kitchen cabinet replacements (Permit required)</li> </ul>		
<ul style="list-style-type: none"> <li>• Smoke and Carbon Monoxide Detectors</li> </ul>		
RECOMMENDATIONS/ADVISORY	PASS	CORRECTIVE ACTION NEEDED
<ul style="list-style-type: none"> <li>• Wood burning fireplace inspection by qualified chimney sweep</li> </ul>		

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