

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - ELECTRICAL

INSPECTION COMMENCED

Date: _____

INSPECTION COMPLETED

Date: _____

INSPECTION MADE BY: _____

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

ADDRESS: _____

E-MAIL: _____

1. DESCRIPTION OF STRUCTURE:

a. Name on Title:

b. Street Address:

c. Legal Description:

d. Owner's Name:

e. Owner's Mailing and E-Mail Addresses:

f. Folio Number of Property on which Building is Located:

g. Building Code Occupancy Classification:

h. Present Use:

i. General Description, Type of Construction, Size, Number of Stories, and special features.

Additional Comments:

2. ELECTRIC SERVICE:

- a. SIZE, AMPERAGE: (☒) FUSES: (☒) BREAKER: (☐) 2,500 amps
- b. PHASE: 30 (☐) 10 (☐)
3 phase, 120/208 volts
- c. CONDITION: GOOD: (☒) FAIR: (☐) NEEDS REPAIR: (☐)
- d. COMMENTS: The electrical service comes from a FPL vault room located on the first floor. This service is 3 phase, 120/208 volts and feeds a 2,500 amps main disconnect switch in the main electrical room through wires in conduits, that main disconnect switch feeds several lower sized disconnect switches, and all the equipment is in good condition. See photograph 1.

3. METER AND ELECTRIC ROOMS:

- a. CLEARANCES: GOOD: (☒) FAIR: (☐) REQUIRES CORRECTION: (☐)
- b. COMMENTS: All meter and electrical rooms are located at each floor with adequate clearances and are in good condition, without any storage in them. See photograph 2.

4. GUTTERS:

- a. LOCATION: GOOD: (☒) REQUIRES REPAIR: (☐)
- Gutters going to meter rooms are in good condition.
- b. LOCATION: GOOD: (☒) REQUIRES REPAIR: (☐)
- Gutters in electrical rooms and boiler room are in good condition.

5. ELECTRICAL PANELS:

- | ELECTRICAL PANEL'S LOCATION | GOOD: (☒) | REQUIRES REPAIR: (☐) |
|-----------------------------|---|--|
| a. PANEL # (Apt. 9D) | GOOD: (☐) | REQUIRES REPAIR: (☒) |
| b. PANEL # () | GOOD: (☐) | REQUIRES REPAIR: (☐) |
| c. PANEL # () | GOOD: (☐) | REQUIRES REPAIR: (☐) |
| d. PANEL # () | GOOD: (☐) | REQUIRES REPAIR: (☐) |

e. PANEL # ()	GOOD: ()	REQUIRES REPAIR: ()
f. COMMENTS: Most of the electrical panels, in the electrical rooms, apartments		
and in all other areas are in good condition;		
the exception is the panel on apartment 9D, that needs to be repaired.		
6. BRANCH CIRCUITS:		
a. IDENTIFIED: YES: (X) MUST BE IDENTIFIED: ()		
b. CONDUCTORS: GOOD: (X) DETERIORATED: () MUST BE REPLACED: ()		
c. COMMENTS: The branch circuit conductors were observed to be in good working condition.		
7. GROUNDING OF SERVICE:		
a. GROUNDING OF SERVICE: GOOD: (X) REPAIRS REQUIRED: ()		
b. COMMENTS: The service grounding looks adequate and is in good condition.		
8. GROUNDING EQUIPMENT:		
a. GROUNDING EQUIPMENT: GOOD: (X) REPAIRS REQUIRED: ()		
b. COMMENTS: The grounding of equipment has been accomplished by the equipment		
grounding conductor.		
9. CONDUIT RACEWAYS:		
a. CONDUIT RACEWAYS' CONDITION: GOOD: (X) REPAIRS REQUIRED: ()		
b. COMMENTS: All conduits raceways were observed to be in good condition.		

10. CONDUCTOR AND CABLES:

a. CONDUCTOR AND CABLES' **CONDITION:** GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: All conductors and cables were observed to be in good condition.

11. TYPES OF WIRING METHODS: CONDITION:

a. CONDUIT RACEWAYS: RIGID: GOOD: (X) REPAIRS REQUIRED: ()

b. CONDUIT PVC: GOOD: (X) REPAIRS REQUIRED: ()

c. NM CABLE: GOOD: (X) REPAIRS REQUIRED: ()

d. BX CABLE: GOOD: (X) REPAIRS REQUIRED: ()

12. CONDUCTORS: CONDITION:

a. CONDUCTOR AND CABLES' **CONDITION:** GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: The conductors look in good condition.

13. EMERGENCY LIGHTING:

a. GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: All emergency lighting observed were of the emergency battery pack type and located in the corridors and stairwells, and were in good condition.

14. BLDG. EGRESS ILLUMINATION:

a. GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: All egress paths were adequately illuminated, and with emergency lights and exit lights.

15. FIRE ALARM SYSTEM:

a. GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: The fire alarm system looks in good condition and the building has a fire pump at the boiler room that looks in good condition also.

16. SMOKE DETECTORS:

a. GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: All smoke detectors look in good condition.

17. EXIT LIGHTS:

a. GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: All exit lights are in good condition, located indicating the path of egress.

18. EMERGENCY GENERATOR: N/A

a. GOOD: () REPAIRS REQUIRED: ()

b. COMMENTS: There is no emergency generator in this building.

19. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

a. GOOD ILLUMINATION: (X) REQUIRED ADDITIONAL ILLUMINATION: ()

b. COMMENTS: The undercover parking garage areas are adequately illuminated.

20. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

a. GOOD ILLUMINATION: () REQUIRES ADDITIONAL ILLUMINATION: (X)

b. COMMENTS: The open parking area at the front of the building is not well illuminated, does not comply with the minimum required, it might be improved by additional lights, but to know the details of this additional lighting, it is necessary a photometric study of this parking area.

21. SWIMMING POOL WIRING:

a. GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: All pool motors, lights and equipment are in good condition.

22. WIRING TO MECHANICAL EQUIPMENT:

a. GOOD: (X) REPAIRS REQUIRED: ()

b. COMMENTS: All wiring and electrical equipment for cooling towers, elevator machines, boiler room and air conditioners, look in good condition.

23. GENERAL ADDITIONAL COMMENTS:

There are some fans at the roof that need to be repaired, which the association of the building is in the process of repairing them; there are also some lights in the roof that need to be repaired. Besides the minor electrical repairs that we mention on the previous pages, I observed that the electrical part of the building looks in good condition.



Photograph 1



Photograph 2