

***MINIMUM CITY ELECTRICAL REQUIREMENTS FOR NEW CONSTRUCTION  
AND SUBSTANTIAL REHABILITATION – April 2018***

New Construction - All Articles of 2014 NEC Apply

Existing Dwellings - When a new service or distribution panel is installed  
or when substantial remodeling or rehabilitation work is performed  
in an existing dwelling the following minimums shall apply:

1. Two separate 20-amp branch appliance circuits shall be installed to serve each kitchen.
2. All existing receptacles within 6 feet of a water source shall have ground fault protection.
3. Enough general lighting circuits shall be installed to provide a minimum of three (3) watts per square foot of floor space.
4. Each habitable room shall have a minimum of one switch operated light fixture and two duplex receptacles or two remote duplex receptacles, one to be switch operated. Every room shall have a wall switch at one point of entry.
5. 210-8 (a) (4) - If a receptacle(s) is (are) to be installed in crawl spaces or at below grade level in unfinished basements, they shall have ground fault protection with the following exceptions: (a) laundry receptacles, (b) single receptacle located and identified for a cord and plug appliance such as a refrigerator or freezer, (c) single receptacle supplying a permanently installed sump pump. Sump pumps require a dedicated 20-amp circuit.
6. One separate 20-amp branch circuit shall be installed to laundry, area, if one exists.
7. All grounding type receptacles shall be grounded.
8. Bathrooms:  
All bathrooms shall have a duplex receptacle adjacent to the lavatory and it shall have ground fault protection. All existing receptacles in bathrooms shall be grounded and be ground fault protected.

9. Floor mounted receptacles must be moved to baseboard or wall, unless proper floor boxes are installed.
10. One additional receptacle must be installed in the cellar other than a laundry circuit.
11. Outside receptacle must be grounded it must be G.F.I. and weather protected.
12. All electrical fixtures and devices shall be checked for proper junction boxes and also for proper grounding where required.
13. All receptacles where stationary appliances are plugged in must be grounded.
14. Any exposed knob and tube wiring that is connected and active shall be removed.
15. All other wiring methods must comply with 2014 NEC except for repair or replacement.

When inspecting a property under Rental Inspection, if no service work is required, check minimum #1,3,4, and 7 to 14. If #1 has to be done, #2 will also be done. #5 will be done when any of these are installed. Minor remodeling work will be checked the same way. When bathrooms and/or kitchens are remodeled, all requirements for these rooms shall be enforced.

Note: Properties in the 100-year flood plain:

Should any portion of the electrical service require replacement, the distribution panel must be installed 3' above the 100-year flood plain elevation.

Should replacement of a service not be necessary and the distribution panel exist below the 100-year flood plain elevation, a disconnect must be installed 3' above the 100-year flood plain elevation, and the existing distribution panel may be re-fed to as a sub-panel, to meet the intent of the Federal mandate relative to 100 year flood plain installations.