

Electric Panel inside each unit (kitchen)

The bottom line, our existing electric panel cannot bear any additional appliances.

wider be provided with a GFCI outlet. There were many instances of this violation. An example from apartment 222 is shown in figure 7.



Figure 7. Kitchen counter wider than 12",
Missing a GFCI outlet.



Figure 8. Load Center Location.

Another violation is that the load center is located in a closet that does not provide the required clearances. The load center is located on a side wall of a closet that is 24 inches wide. The NEC requires a clearance in front of the load center of a minimum of 36 inches. See Figure 8.

Further, to become compliant with the present NEC, the load center will need to be upgraded to provide for additional circuits. As a minimum, there needs to be **two kitchen small appliance circuits, a bathroom circuit with no other loads, a refrigerator circuit, a range circuit and a lighting and power circuit, or a minimum of 7 circuits. The existing load centers have 6 circuits.**

An additional requirement by the NEC is that all 120 volt outlet circuits be arc-fault protected. The present breakers do not provide this protection. Also, all receptacles are to be the tamper-proof type, which the existing outlets are not.

Conclusions:

The electrical system for the facility is on fair condition and consistent with the age of the facility. There are several locations we noted that were in violation of the NEC. These include exposed wiring, missing covers and rusting. Also, the required GFCI receptacles need to be provided. The 120 volt circuit breakers should be replaced with arc-fault type breakers. All receptacles should be replaced with tamper-proof receptacles. There should be a development of a maintenance procedure to improve the condition of the electrical system.

Please be aware that our existing electric panel is not equipped to power any additional appliances such as freezer chest, microwave, 2nd AC, or any High-Speed Ovens/Range use a combination with microwave, convection and hot air impingement.

The extra voltage could blow up your electric panel and start a fire.

The HOA is financially not in the position to upgrade the electrical throughout the whole building to accommodate upgraded electric panels (extra power) for each unit.

Therefore, please ensure you do not overload your electric panel in any way.

All appliance replacements need a written board approval first.