

# Electrical Enclosures

Definition: Containers for electrical components to prevent people from accidentally contacting energized parts, to contain a fire caused by short circuiting, and to prevent vermin from damaging components.

Name Variants: service panel box, junction box, disconnect box, timer box, alarm box, fuse box, breaker box

Most Common Materials: metal, plastic

Most Common Components: enclosure box, internal cover, external cover/door (if designed to have it)

## Location & Inspection of Electrical Enclosures

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	flashlight
	Required:	

Common Locations:	Unit/Inside:	living room, bedroom, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface
	Outside:	any wall surface, HVAC condensers

How to Locate:	Visual Observation:	Look at wall surfaces top to bottom and near HVAC condensers.
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Possible Deficiencies:	Deficiency 1:	Electrical Enclosure is not readily accessible
	Deficiency 2:	Electrical enclosure is contaminated

**Deficiency 1:      Electrical enclosure is not readily accessible**

Rationale:      Maintenance:      Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

Operability:      Prevents proper use of electrical enclosure.

Health and Safety:      **N/A:**      **This is a non-health and safety issue and should be corrected, remedied, or abated in accordance to the POA's established maintenance plans and/or program requirements.**

How to Inspect:      Visual Observation:      Look to see if the electrical enclosure is a service panel. If not, disregard this deficiency. If so, continue these steps.

Action:      Attempt to access and open service panel door.

Record deficiency if:      service panel is obstructed and difficult to access or the door of the service panel will not open.

## Deficiency 2:      Electrical enclosure is contaminated

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood that tenant may be harmed due to potential fire hazard or electrocution.
	Operability:	Prevents proper use of service panel.

Health and Safety:      **Severe:**      **This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.**

How to Inspect:      Visual Observation:      Look inside electrical enclosure for water intrusion, rust build up, or any foreign substance covering electrical components or switches.

Record deficiency if:      water intrusion, rust build up, or any foreign substance covering electrical components or switches inside the electrical enclosure.