

TITLE: ELECTRICAL — CONDUCTOR

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: An object or type of material that carries electrical current.

PURPOSE: To safely allow for the flow of electrical current through the service point, service equipment, or branch wiring.

NAME VARIANTS: Wire; Electrical conductor; Busbar; Terminal; Wire connection; Cable

COMMON MATERIALS: Copper; Plastic; Metal; Aluminum

COMMON COMPONENTS: Wire; Electrical conductor; Busbar; Terminal; Wire connection; Cables; Junction box (including switch box, light fixture box, smoke detector box, and receptacle box)

LOCATION:

<input checked="" type="checkbox"/>	Unit	Throughout the Unit.
<input checked="" type="checkbox"/>	Inside	Throughout the Inside.
<input checked="" type="checkbox"/>	Outside	Throughout the Outside.

MORE INFORMATION: Low voltage wiring (e.g., telephone, doorbell, thermostat) is excluded from this standard.

DEFICIENCY 1: Exposed electrical conductor.

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: EXPOSED ELECTRICAL CONDUCTOR.

DEFICIENCY CRITERIA: Electrical conductor is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).
 OR
 An opening or gap is present and measures greater than ¼ inch.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, then the resident may come into contact with the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.
R2	Safety	Indirect	Resident could be injured because of this condition.	If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, and there is a short or arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	A resident is likely to notice if an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

- OBSERVATION:
- Visually inspect all electrical conductors and determine if any are not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).
 - Visually inspect for any opening or gap.

REQUEST FOR HELP: - None

ACTION: - If an opening or gap is present, measure the space to determine the size of the opening or gap.

More Information: - Low voltage wiring (e.g., telephone, doorbell, thermostat) should not be evaluated under this standard.
- If a device is designed by the manufacturer to intentionally have a gap or space to support ventilation, then it should not be evaluated under this standard.

- Example conductors to be evaluated under this deficiency include but are not limited to:
 - Knockouts
 - Device cover plates that are missing (i.e., evidence of prior installation, but now are not present or are incomplete)
 - Device cover plates that are damaged (i.e., visibly defective; impacts functionality)
 - Lighting fixtures
 - Hardwire smoke alarms
 - Visible wire nuts on electrical conductors
 - Wiring that is insulated but not protected by sheathing or conduit

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY I — INSIDE: EXPOSED ELECTRICAL CONDUCTOR.

DEFICIENCY CRITERIA: Electrical conductor is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).
 OR
 An opening or gap is present and measures greater than ¼ inch.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, then the resident may come into contact with the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.
R2	Safety	Indirect	Resident could be injured because of this condition.	If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, and there is a short or arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify an electrical conductor that is not enclosed or properly insulated or if there is an opening or gap present that measures greater than ¼ inch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

OBSERVATION: - Visually inspect all electrical conductors and determine if any are not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).
 - Visually inspect for any opening or gap.

REQUEST FOR HELP: - None

- ACTION:** - If an opening or gap is present, measure the space to determine the size of the opening or gap.
- More Information:** - Low voltage wiring (e.g., telephone, doorbell, thermostat) should not be evaluated under this standard.
- If a device is designed by the manufacturer to intentionally have a gap or space to support ventilation, then it should not be evaluated under this standard.
- Example conductors to be evaluated under this deficiency include but are not limited to:
- Knockouts
 - Device cover plates that are missing (i.e., evidence of prior installation, but now are not present or are incomplete)
 - Device cover plates that are damaged (i.e., visibly defective; impacts functionality)
 - Lighting fixtures
 - Hardwire smoke alarms
 - Visible wire nuts on electrical conductors
 - Wiring that is insulated but not protected by sheathing or conduit

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
- USEFUL:** - Flashlight; Inspection mirror

DEFICIENCY I — OUTSIDE: EXPOSED ELECTRICAL CONDUCTOR.

DEFICIENCY CRITERIA: Electrical conductor is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).
 OR
 An opening or gap is present and measures greater than ¼ inch.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, then the resident may come into contact with the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.
R2	Safety	Indirect	Resident could be injured because of this condition.	If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, and there is a short or arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify an electrical conductor that is not enclosed or properly insulated or if there is an opening or gap present that measures greater than ¼ inch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

OBSERVATION: - Visually inspect all electrical conductors and determine if any are not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).
 - Visually inspect for any opening or gap.

REQUEST FOR HELP: - None

- ACTION:** - If an opening or gap is present, measure the space to determine the size of the opening or gap.
- More Information:**
- Low voltage wiring (e.g., telephone, doorbell, thermostat) should not be evaluated under this standard.
 - If a device is designed by the manufacturer to intentionally have a gap or space to support ventilation, then it should not be evaluated under this standard.
 - Example conductors to be evaluated under this deficiency include but are not limited to:
 - Service conductors from weather head to electrical panel
 - Knockouts
 - Device cover plates that are missing (i.e., evidence of prior installation, but now are not present or are incomplete)
 - Device cover plates that are damaged (i.e., visibly defective; impacts functionality)
 - Lighting fixtures
 - Hardwire smoke alarms
 - Visible wire nuts on electrical conductors
 - Wiring that is insulated but not protected by sheathing or conduit

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
- USEFUL:** - Flashlight; Inspection mirror
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SUMMARY OF CHANGES

TITLE: ELECTRICAL — CONDUCTOR
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
Title	Revised title	V2.1	2021-04-02
Definition	Revised definition	V2.1	2021-04-02
Purpose	Revised purpose	V2.1	2021-04-02
Common Components	Revised common components	V2.1	2021-04-02
Location		V2.1	2021-04-02
Unit	Revised explanation		
Inside	Revised explanation		
Outside	Revised explanation		
More Information	Revised response	V2.1	2021-04-02
Deficiency I		V2.1	2021-04-02
Deficiency Criteria	Unit, Inside, & Outside: Revised deficiency criteria		
Rationale	Unit, Inside, & Outside: Revised rationales, types, and explanations		
Inspection Process	Unit, Inside, & Outside: Revised observation, request for help, action, and more information		
Tools or Equipment	Unit, Inside, & Outside: revised and useful tools or equipment		
Title	Copyedits	V2.0	2020-10-28
Definition	Revised definition	V2.0	2020-10-28
Name Variants	Copyedits	V2.0	2020-10-28
Common Components	Copyedits	V2.0	2020-10-28
Deficiency I		V2.0	2020-10-28
Title	Revised title		

Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation and more information		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency I	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "Life-Threatening" determination; added standardized description		
Correction Timeframe	Field added; response input as "24 hours"		
HCV — Correction Timeframe	Field added; response input as "24 hours"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Title	All titles updated	VI-I	2019-11-26
Definition	Updated	VI-I	2019-11-26
Name Variants	Updated	VI-I	2019-11-26
Most Common Components	Updated	VI-I	2019-11-26

Tools for Location and Inspection	Updated	VI-I	2019-11-26
Common Locations	Updated	VI-I	2019-11-26
How to Locate	Updated	VI-I	2019-11-26
Deficiency I	Updated	VI-I	2019-11-26
Rationale	Updated		
How to Inspect	Updated		
Inspection Process and Procedures	Updated		