

TITLE: ELECTRICAL — SERVICE PANEL

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: An enclosure, cabinet, box, or panelboard containing overcurrent protection devices for the control of light, heat, appliances and power circuits.

PURPOSE: To house overcurrent protection devices and prevent people from accidentally contacting energized parts, mitigate electrical fire hazards, and prevent infestation or intrusion of foreign matter or debris that may damage or contaminate components.

NAME VARIANTS: Service panel box; Disconnect box; Fuse box; Breaker box

COMMON MATERIALS: Metal; Plastic

COMMON COMPONENTS: Enclosure box; Internal cover; External cover or door (if so designed); Dead front cover; Breaker; Fuse

LOCATION:

<input checked="" type="checkbox"/>	Unit	Living room, bedroom, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface, emergency generator, trash compactor, garage, and storage
<input checked="" type="checkbox"/>	Inside	Living room, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface, emergency generator, trash compactor, garage, storage, and all common areas
<input checked="" type="checkbox"/>	Outside	Anywhere on site, any wall surface, HVAC condensers, emergency generator, and trash compactor

MORE INFORMATION: None

DEFICIENCY 1: Electrical service panel is not reasonably accessible.

LOCATION: Unit Inside Outside

DEFICIENCY 2: The overcurrent protection device is damaged.

LOCATION: Unit Inside Outside

DEFICIENCY 3: The overcurrent protection device is contaminated.

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: ELECTRICAL SERVICE PANEL IS NOT REASONABLY ACCESSIBLE.

DEFICIENCY CRITERIA: Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).

HEALTH AND SAFETY DETERMINATION: **Standard** The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If the electrical service panel is not reasonably accessible and there is a need to shutoff the electrical circuit, there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury.
R6	Usability and Operability of Fixtures	Indirect	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the electrical service panel is not reasonably accessible, then the resident may not be able to reset a tripped breaker, which may result in limited use of appliances or lighting fixtures.
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 if an electrical service panel is not reasonably accessible. 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 or usability barriers.

INSPECTION PROCESS:

OBSERVATION: - Identify the electrical service panel.

- REQUEST FOR HELP:
- Ask the resident or POA to identify the electrical service panel that services the Unit.
 - If a personal item (e.g., picture, calendar, rolling cart, clothing, small appliance, plant, toy) is concealing the electrical service panel and can reasonably be removed, ask the resident to move the item.
 - If the electrical service panel is located behind a locked door, ask the resident or POA to unlock the door to permit access to the electrical service panel.
 - If the electrical service panel is locked, ask the resident or POA to unlock the electrical service panel door.

- ACTION:** - Verify if the electrical service panel is reasonably accessible.
- More Information:** - If the electrical service panel servicing the Unit is located behind a locked door, and the resident or POA cannot unlock the door at the time of the inspection, then it is not reasonably accessible as defined by this standard.
- If the resident or POA cannot unlock the electrical service panel door at the time of the inspection, then it is not reasonably accessible as defined by this standard.
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TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight
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DEFICIENCY I — INSIDE: [ELECTRICAL SERVICE PANEL IS NOT REASONABLY ACCESSIBLE.](#)

DEFICIENCY CRITERIA: Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).

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INSPECTION PROCESS:

OBSERVATION: - Identify the electrical service panel.

REQUEST FOR HELP:

- Ask the POA to identify the electrical service panel that services the Inside area being evaluated.
- If an item (e.g., picture, calendar, rolling cart, small appliance, plant, decorative item) is concealing the electrical service panel and can reasonably be removed, ask the POA to move the item.
- If the electrical service panel is located behind a locked door, ask the POA to unlock the door to permit access to the electrical service panel.
- If the electrical service panel is locked, ask the POA to unlock the electrical service panel door.

- ACTION:** - Verify if the electrical service panel is reasonably accessible.
- More Information:** - If the electrical service panel servicing the Inside area being evaluated is located behind a locked door, and the POA cannot unlock the door at the time of the inspection, then it is not reasonably accessible as defined by this standard.
- If the POA cannot unlock the electrical service panel door at the time of the inspection, then it is not reasonably accessible as defined by this standard.
-

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight
-

DEFICIENCY I — OUTSIDE: [ELECTRICAL SERVICE PANEL IS NOT REASONABLY ACCESSIBLE.](#)

DEFICIENCY CRITERIA: Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).

HEALTH AND SAFETY DETERMINATION: Standard The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days
HCV PASS / FAIL: Fail
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RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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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 if an electrical service panel is not reasonably accessible. 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 or usability barriers.

INSPECTION PROCESS:

- OBSERVATION:** - Identify the electrical service panel.
- REQUEST FOR HELP:** - Ask the POA to identify the electrical service panel that services the Outside area being evaluated.
 - If an item (e.g., debris, vegetation) is concealing the electrical service panel and can reasonably be removed, ask the POA to move the item.
 - If the electrical service panel is locked, ask the POA to unlock the electrical service panel door.
- ACTION:** - Verify if the electrical service panel is reasonably accessible.

More Information: - If the POA cannot unlock the electrical service panel door at the time of the inspection, then it is not reasonably accessible as defined by this standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — UNIT: THE OVERCURRENT PROTECTION DEVICE IS DAMAGED.

DEFICIENCY CRITERIA: The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.

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	Indirect	Resident could be injured because of this condition.	If the overcurrent protection device is damaged, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.
R6	Usability and Operability of Fixtures	Indirect	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the overcurrent protection device is damaged, then the resident will not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.
MI	Corrective Maintenance	Indirect	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.	If the overcurrent protection device is damaged, and it malfunctions resulting in the resident's inability to use an appliance or lighting fixture, then the resident is likely to notice this issue and will report it to property management because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify the electrical service panel.
 - Visually inspect the overcurrent protection device for damage (e.g., burns, melted materials, smoke).
- REQUEST FOR HELP:**
- Ask the resident or POA to identify the electrical service panel that services the Unit.
 - If a personal item (e.g., picture, calendar, rolling cart, clothing, small appliance, plant, toy) is concealing the electrical service panel and can reasonably be removed, ask the resident to move the item.
 - If the electrical service panel is located behind a locked door, ask the resident or POA to unlock the door to permit access to the electrical service panel.

- If the electrical service panel is locked, ask the resident or POA to unlock the electrical service panel door.
- ACTION:**
- If present, open the electrical service panel door.
- More Information:**
- Electrical components and connections located behind the panel cover (i.e., dead front cover) are not evaluated under this standard.
 - An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor standard.

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None
- USEFUL:**
- Flashlight
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DEFICIENCY 2 — INSIDE: [THE OVERCURRENT PROTECTION DEVICE IS DAMAGED.](#)

DEFICIENCY CRITERIA: The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.

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

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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 understand how to identify an overcurrent protections device that is damaged. 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 or usability barriers.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify the electrical service panel.
 - Visually inspect the overcurrent protection device for damage (e.g., burns, melted materials, smoke).
- REQUEST FOR HELP:**
- Ask the POA to identify the electrical service panel that services the Inside area being evaluated.
 - If an item (e.g., picture, calendar, rolling cart, small appliance, plant, decorative item) is concealing the electrical service panel and can reasonably be removed, ask the POA to move the item.
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- ACTION:**
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- More Information:
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 - An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor standard.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
-

DEFICIENCY 2 — OUTSIDE: [THE OVERCURRENT PROTECTION DEVICE IS DAMAGED.](#)

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HCV PASS / FAIL: Fail

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- An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor standard.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight

DEFICIENCY 3 — UNIT: [THE OVERCURRENT PROTECTION DEVICE IS CONTAMINATED.](#)

DEFICIENCY CRITERIA: The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening The Severe Non-Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours
 HCV PASS / FAIL: Fail
 HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If the overcurrent protection device is contaminated, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire, which may result in injury.
R6	Usability and Operability of Fixtures	Indirect	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the overcurrent protection device is contaminated, then the resident may not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.
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 a contaminated overcurrent protection device. 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 or usability barriers.

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TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
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DEFICIENCY 3 — INSIDE: [THE OVERCURRENT PROTECTION DEVICE IS CONTAMINATED.](#)

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TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
-

DEFICIENCY 3 — OUTSIDE: [THE OVERCURRENT PROTECTION DEVICE IS CONTAMINATED.](#)

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TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight

SUMMARY OF CHANGES

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

FIELD	CHANGE	VERSION	DATE
Name Variants	Revised name variants	V2.1	2021-04-02
Common Components	Revised common components	V2.1	2021-04-02
Deficiency 1		V2.1	2021-04-02
Title	Unit, Inside, & Outside: Revised title		
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		
Deficiency 2		V2.1	2021-04-02
Title	Unit, Inside, & Outside: Revised title		
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		
Deficiency 3	Added deficiency	V2.1	2021-04-02
Title	Unit, Inside, & Outside: Added title		
Deficiency Criteria	Unit, Inside, & Outside: Added deficiency criteria		
Health and Safety Determination	Unit, Inside, & Outside: Added as "Severe Non-Life-Threatening"		
Rationale	Unit, Inside, & Outside: Added rationales, types, and explanations		
Inspection Process	Unit, Inside, & Outside: Added observation, request for help, action, and more information		
Tools or Equipment	Unit, Inside, & Outside: Added useful tools or equipment		
Title	Copyedits	V2.0	2020-10-28

Definition	Revised definition	V2.0	2020-10-28
Purpose	Revised purpose	V2.0	2020-10-28
Deficiency 1		V2.0	2020-10-28
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Standard” determination; added standardized description		
Correction Timeframe	Revised response to “30 days”		
HCV Pass / Fail	Field added; response input as “Fail”		
HCV Correction Timeframe	Revised response to “30 days”		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation, request for help, action, and more information		
Deficiency 2		V2.0	2020-10-28
Title	Copyedits		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Revised response to “24 hours”		
HCV Pass / Fail	Field added; response input as “Fail”		
HCV Correction Timeframe	Revised response to “24 hours”		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation, action, 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
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 1	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added inspectable locations		

Health and Safety Determination	Revised to “N/A – F&O” determination; added standardized description		
Correction Timeframe	Field added; response input as “N/A” with note to be remedied according to property maintenance plan		
HCV – Correction Timeframe	Field added; response input as “N/A” with note to be remedied according to property maintenance plan		
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; response revised		
Deficiency 2	Separated by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “30 days”		
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; response revised		
Title	Updated	VI-I	2019-11-26
Definition	Updated	VI-I	2019-11-26
Name Variants	Added	VI-I	2019-11-26
Abilities or Knowledge Needed	Removed	VI-I	2019-11-26
Tools for Location and Inspection	Useful tool added	VI-I	2019-11-26
Common Locations	Updated	VI-I	2019-11-26
How to Locate	Removed	VI-I	2019-11-26
Deficiency I	Updated	VI-I	2019-11-26
Name	Updated		

Rationale	Updated		
Health and Safety	Updated		
How to Inspect	Updated		
Inspection Process and Procedure	Updated		
Record Deficiency if	Updated		
Deficiency 2	Updated	VI-I	2019-11-26
Name	Updated		
Rationale	Updated		
How to Inspect	Updated		
Record Deficiency if	Updated		