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NFPA 73

Residential Electrical Maintenance Code for One- and Two-Family Dwellings

1994 Edition



National Fire Protection Association, 1 Batterymarch Park, PO Box 9101, Quincy, MA 02269-9101

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All questions or other communications relating to this document should be sent only to NFPA headquarters, addressed to the attention of the Committee responsible for the document.

For information on the procedures for requesting Technical Committees to issue Formal Interpretations, proposing Tentative Interim Amendments, proposing amendments for Committee consideration, and appeals on matters relating to the content of the document, write to the Secretary, Standards Council, National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101.

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Policy Adopted by NFPA Board of Directors on December 3, 1982

The Board of Directors reaffirms that the National Fire Protection Association recognizes that the toxicity of the products of combustion is an important factor in the loss of life from fire. NFPA has dealt with that subject in its technical committee documents for many years.

There is a concern that the growing use of synthetic materials may produce more or additional toxic products of combustion in a fire environment. The Board has, therefore, asked all NFPA technical committees to review the documents for which they are responsible to be sure that the documents respond to this current concern. To assist the committees in meeting this request, the Board has appointed an advisory committee to provide specific guidance to the technical committees on questions relating to assessing the hazards of the products of combustion.

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NFPA 73

Residential Electrical Maintenance Code for One- and Two-Family Dwellings

1994 Edition

This edition of NFPA 73, *Residential Electrical Maintenance Code for One- and Two-Family Dwellings*, was prepared by the Technical Committee on Electrical Systems Maintenance and acted on by the National Fire Protection Association, Inc. at its Fall Meeting held November 15-18, 1993, in Phoenix, AZ. It was issued by the Standards Council on January 14, 1994, with an effective date of February 11, 1994, and supersedes all previous editions.

The 1994 edition of this document has been approved by the American National Standards Institute.

This Code is purely advisory as far as the NFPA and ANSI are concerned, but is offered for use in law and for regulating purposes in the interest of life and property protection. Anyone noticing any errors should notify the Secretary of this Code at the NFPA Office.

Origin and Development of NFPA 73

The National Fire Protection Association began the development of NFPA 73, *Residential Electrical Maintenance Code for One- and Two-Family Dwellings*, in 1990. The original document was developed as a result of the united efforts of various insurance, electrical, construction, inspection, utility, and other allied interests.

The document was initiated in response to data obtained from studies conducted on older homes by the National Fire Protection Association (NFPA), the National Institute of Standards and Technology (NIST), the Consumer Product Safety Commission (CPSC), and other groups involved with fire investigations. These studies clearly indicated that fires and other hazards attributed to electrical causes would be significantly reduced if electrical systems were installed and maintained in accordance with the National Electrical Code (NEC).

The fact that only 5 percent of the fires occurred in dwellings under 10 years of age is reported in one of the studies, indicated the effectiveness of the NEC and electrical inspections at the time of construction. It also suggests that identification and correction of unsafe conditions in existing dwellings by means of appropriate inspections could effectively eliminate a significant portion of the residential fire occurrences and other associated hazards.

In accordance with the provisions of the NFPA Regulations Governing Committee Projects, an NFPA 73 Technical Committee Report containing proposed amendments to the first draft developed by the NFPA 73 Committee was published by the NFPA in the Fall 1993 Technical Committee Report. This report recorded the actions of the Committee and the Correlating Committee of the National Electrical Code on each proposal that had been made to revise the first draft.

Following the close of the public comment period, the Committee met, acted on each comment, and reported their actions to the NEC Correlating Committee. The NFPA published the results in the Fall 1993 Technical Committee Documentation.

This permitted the study and evaluation by those interested, prior to formal action on the Committee Report by the 1993 NFPA Fall Meeting.

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Richard H. Murray, NFPA Staff Liaison

This list represents the membership at the time the Committee was balloted on the text of this edition. Since that time, changes in the membership may have occurred.

NOTE: Membership on a Committee shall not in and of itself constitute an endorsement of the Association or any document developed by the Committee on which the member serves.

Committee Scope: This Committee shall have primary responsibility for documents on the maintenance of electrical systems in existing one- and two-family dwellings. The Committee reports to the Association through the National Electrical Code Correlating Committee.

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NFPA 73

Residential Electrical Maintenance Code for
One- and Two-Family Dwellings

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Chapter 1 Introduction

1-1 Purpose. The purpose of this Code is to provide requirements for evaluating installed electrical systems within and associated with existing dwellings to identify safety, fire, and shock hazards such as improper installations, overheating, physical deterioration, abuse, and similar conditions.

It is the intent of this Code to provide criteria that will enable the identification of hazardous conditions that are evident during a visual inspection of an existing residential dwelling. It is not the intent of this Code to provide for the inspection of (1) that portion of the electrical system concealed by the building structure or finish, or (2) appliances or other utilization equipment. It is not the intent of this Code to define installation requirements that might be desired for convenience or utilitarian purposes.

1-2 Scope.

1-2.1 This Code covers accessible electrical equipment and those portions of the electrical system of existing one- and two-family dwellings that are accessible during an inspection without removing any permanent part of the building structure or finish.

NOTE 1: It is not intended for this Code to prohibit the removal of faceplates or other covers or fixtures to identify hazards.

NOTE 2: It is not intended that inspection procedures be performed that might damage the building structure, wiring, or equipment.

NOTE 3: It is not intended that inspections in accordance with this Code will identify future conditions such as failure of components or other portions of equipment or wiring.

1-2.2 This Code does not cover utilization equipment, mobile homes, recreational vehicles, floating dwellings, buildings containing more than two dwelling units, buildings used for other than dwelling purposes, hotels, motels, or new construction.

NOTE: This Code is intended to apply to homes that are mounted on a permanent foundation.

1-3 Enforcement.

1-3.1 This Code is intended to be suitable for mandatory application by governmental bodies and other inspection agencies exercising legal jurisdiction over electrical installations. The authority having jurisdiction of enforcement of this Code shall have the responsibility for making interpretations of the rules and for deciding on the approval of equipment and materials. Where remedial action is required by the authority having jurisdiction, it shall be performed in accordance with NFPA 70, *National Electrical Code*®.

NOTE: It is the intent of this Code to require only remedial action necessary to correct the identified hazards.

1-3.2 The authority having jurisdiction may waive specific requirements in this Code where it is assured that equivalent objectives can be achieved.

1-4 Definitions.

1-4.1 General. This section contains only definitions essential to the proper application of this Code. It is not intended to include commonly defined general terms or commonly defined technical terms from related codes and standards.

Accessible (as applied to wiring methods). Capable of being removed or exposed without damaging the building structure or finish, or not permanently closed in by the structure or finish of the building. (See "*Concealed*" and "*Exposed*.")

Adequate. Reasonably sufficient to judge a specific installation or part thereof as being not hazardous.

Appliance. Utilization equipment, generally other than industrial, normally built in standardized sizes or types, that is installed or connected as a unit to perform one or more functions such as clothes washing, air conditioning, food mixing, deep frying, etc.

Approved. Acceptable to the authority having jurisdiction.

Bonding. The permanent joining of metallic parts to form an electrically conductive path that will assure electrical continuity and the capacity to conduct safely any current likely to be imposed.

Branch Circuit. The circuit conductors between the final overcurrent device protecting the circuit and the outlet(s).

Concealed. Rendered inaccessible by the structure or finish of the building. Wires in concealed raceways are considered concealed, even though they may become accessible by withdrawing them. [See "*Accessible (as applied to wiring methods)*."]]

Equipment. A general term including material, fittings, devices, appliances, fixtures, apparatus, and the like used as a part of, or in connection with, an electrical installation.

Excessive. A condition that fails to meet the limits of safety dictated by reason and good judgment.

Exposed (as applied to live parts). Capable of being touched inadvertently or approached nearer than a safe distance by a person. It is applied to parts not suitably guarded, isolated, or insulated. (See "*Accessible*" and "*Concealed*.")

Grounded. Connected to earth or to some other conducting body that serves in place of the earth.

Grounded Conductor. A system or circuit conductor that is intentionally grounded.

Grounding Conductor. A conductor used to connect equipment or the grounded circuit of a wiring system to a grounding electrode or electrodes.

Grounding Conductor — Equipment. The conductor used to connect the noncurrent-carrying metal parts of equipment, raceways, and other enclosures to the system grounded conductor, the grounding electrode conductor, or both, at the service equipment or at the source of a separately derived system.

Grounding Electrode Conductor. The conductor used to connect the grounding electrode to the equipment grounding conductor, to the grounded conductor, or to both, of the circuit at the service equipment or at the source of a separately derived system.

Ground-Fault Circuit-Interrupter. A device intended for the protection of personnel that functions to deenergize a circuit or portion thereof within an established period of time when a current to ground exceeds some predetermined value that is less than that required to operate the overcurrent protective device of the supply circuit.

Lighting Outlet. An outlet intended for the direct connection of a lampholder, a lighting fixture, or a pendant cord terminating in a lampholder.

Listed. Equipment or materials included in a list published by an organization acceptable to the authority having jurisdiction and concerned with product evaluation that maintains periodic inspection of production of listed equipment or materials and whose listing states either that the equipment or material meets appropriate standards or has been tested and found suitable for use in a specified manner.)

NOTE: The means for identifying listed equipment may vary for each organization concerned with product evaluation, some of which do not recognize equipment as listed unless it is also labeled. The authority having jurisdiction should utilize the system employed by the listing organization to identify a listed product.

One-Family Dwelling. A building consisting solely of one dwelling unit.

Outlet. A point on the wiring system at which current is taken to supply utilization equipment.

Panelboard. A single panel or group of panel units designed for assembly in the form of a single panel, including buses and automatic overcurrent devices, and equipped with or without switches for the control of light, heat, or power circuits; designed to be placed in a cabinet or cutout box placed in or against a wall or partition and accessible only from the front.

Proper. An installation or part thereof that is made in a thorough manner to assure a nonhazardous condition.

Raceway. An enclosed channel designed expressly for holding wires or cables.

Receptacle. A contact device installed at the outlet for the connection of a single attachment plug.

Receptacle Outlet. An outlet where one or more receptacles are installed.

Service. The conductors and equipment for delivering energy from the electricity supply system to the wiring system of the premises served.

Two-Family Dwelling. A building consisting solely of two dwelling units.

Utilization Equipment. Equipment that utilizes electric energy for electronic, electromechanical, chemical, heating, lighting, or similar purposes.

Chapter 2 General Requirements

2-1 Scope. This chapter provides requirements for electrical safety of existing one- and two-family dwellings.

2-2 Services.

2-2.1 The service shall be adequate to serve the connected load.

2-2.2 Weatherheads shall be securely fastened in place.

2-2.3 Service-entrance conductors shall not show evidence of excessive deterioration of conductor insulation or cable sheath and shall have adequate clearances.

2-2.4 Service-entrance raceways or cables shall be securely fastened in place.

2-2.5 Service-entrance raceways and cables shall be properly terminated.

2-2.6 Service-entrance equipment shall be accessible and shall provide adequate clearance.

2-2.7 Service-entrance equipment, cables, raceways, or conductors shall not show evidence of excessive physical damage, corrosion, or other deterioration.

2-2.8 Service equipment shall be grounded. The grounding electrode conductor shall be properly sized, terminated, and connected to an approved grounding electrode.

2-3 Panelboards and Distribution Equipment.

2-3.1 Panelboards and distribution equipment shall be provided with adequate clearances that provide reasonable access.

2-3.2 Panelboards and distribution equipment shall not show evidence of excessive physical damage, corrosion, or other deterioration.

2-3.3 All cables entering the equipment shall be secured with approved connectors. All unused openings shall be properly closed.

2-3.4 All metal parts shall be properly grounded using approved fittings.

2-3.5 Dead-front panels, partitions, or parts of the enclosure shall be installed to assure protection from live parts.

2-4 Overcurrent Protective Devices.

2-4.1 Overcurrent protective devices shall be properly rated for conductor ampacities.

2-4.2 Overcurrent protective devices shall not show evidence of physical damage or overheating.

2-4.3 Listed overcurrent protective devices shall be used or installed in accordance with any instructions included in the listing or labeling.

2-4.4 Where evidence of overfusing of or tampering with Edison-based-type fuses exists, Type S nontamperable adapters shall be installed.

2-5 Conductors.

2-5.1 Conductors shall be properly terminated and supported at panelboards, boxes, and devices.

2-5.2 Conductors shall be properly sized for the circuit rating.

2-5.3 Splices shall be made in an approved manner.

2-6 Cables.

2-6.1 Cables and cable assemblies shall be properly secured and supported.

2-6.2 Cables shall not show evidence of overheating or deterioration.

2-6.3 Cables shall not show evidence of damage or physical abuse.

2-7 Flexible Cords and Cables.

2-7.1 Flexible cords and cables shall not be used (1) as a substitute for the fixed wiring of a structure; (2) where run through holes in walls, ceilings, or floors; (3) where run through doorways, windows, or similar openings; (4) where attached to building surfaces.

NOTE: See 2-12.

2-8 Raceways.

2-8.1 Raceways shall be securely fastened in place.

2-8.2 Raceways shall be terminated in fittings or connectors designed for the specific wiring method with which they are used.

2-8.3 Raceways shall not show evidence of excessive deterioration or physical damage.

2-9 Permanently Connected Lighting Fixtures.

2-9.1 Fixture taps and branch circuit supply conductors shall not show evidence of damage or deterioration from overheating.

2-9.2 Fixture canopies shall be in place and properly secured.

2-9.3 Where identified, fixtures shall be lamped in accordance with available instructions and shall not exceed marked maximum ratings.

2-9.4 Where fixture tap conductors or terminals and branch-circuit conductors are identified for polarization, fixture connections shall be properly polarized.

NOTE: Additional protection may be permitted to be provided by grounding metal noncurrent-carrying parts of lighting fixtures where a means of grounding is available.

2-9.5 Open incandescent lamps installed in clothes closets shall have proper clearance from combustible materials.

2-10 Boxes and Similar Enclosures.

2-10.1 Covers shall be in place and properly secured.

2-10.2 Boxes, covers, and similar enclosures installed in wet locations shall be identified for the purpose.

2-10.3 Boxes and similar enclosures installed in damp locations shall be so placed or equipped as to prevent moisture from entering or accumulating.

2-10.4 Unused openings in boxes shall be effectively closed to afford protection substantially equivalent to that of the wall of the box.

2-10.5 Where an equipment grounding conductor is provided, all conductive surfaces likely to become energized shall be effectively grounded.

2-11 General-Use Switches and Receptacles.

2-11.1 Enclosures shall be securely fastened in place.

2-11.2 Faceplates shall not be damaged or missing.

2-11.3 Connection of conductors to termination points shall ensure good connections without showing evidence of arcing or overheating.

2-11.4 Switches and receptacles shall be properly secured and shall not show evidence of overheating or physical damage.

2-11.5 The function of switches and receptacles shall not be impaired by physical damage.

2-11.6 All grounding-type receptacles shall be grounded. Where receptacles and branch-circuit conductors are identified for polarization, receptacles shall be properly polarized.

2-11.7 Receptacle contacts shall have acceptable blade retention when tested with a listed retention tester.

This requirement shall become effective January 1, 1996.

2-11.8 Switches shall be rated for the connected load.

2-12 Flexible Cord Removal. Where flexible cords or cables are used as a substitute for fixed wiring to supply outlets in rooms or areas, such rooms or areas shall be considered to have inadequate outlets. Such flexible cords shall be removed and, where required, shall be replaced with permanently installed receptacles using an approved wiring method.

NOTE: See 2-7.1.

Chapter 3 Appliances and Special Equipment

3-1 Ground-Fault Circuit-Interrupter. Where ground-fault circuit-interrupters are installed, they shall operate properly.

3-2 Smoke Detectors. Where smoke detectors are installed, they shall operate properly.

3-3 Appliances and Utilization Equipment. Where appliances or utilization equipment are present, they shall be properly installed and connected.

3-3.1 Appliances and utilization equipment shall have proper disconnecting means and overcurrent protection.

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The NFPA Codes and Standards Development Process

Since 1896, one of the primary purposes of the NFPA has been to develop and update the standards covering all areas of fire safety.

Calls for Proposals

The code adoption process takes place twice each year and begins with a call for proposals from the public to amend existing codes and standards or to develop the content of new fire safety documents.

Report on Proposals

Upon receipt of public proposals, the technical committee members meet to review, consider, and act on the proposals. The public proposals – together with the committee action on each proposal and committee-generated proposals – are published in the NFPA's Report on Proposals (ROP). The ROP is then subject to public review and comment.

Report on Comments

These public comments are considered and acted upon by the appropriate technical committees. All public comments – together with the committee action on each comment – are published as the Committee's supplementary report in the NFPA's Report on Comments (ROC).

The committee's report and supplementary report are then presented for adoption and open debate at either of NFPA's semi-annual meetings held throughout the United States and Canada.

Association Action

The Association meeting may, subject to review and issuance by the NFPA Standards Council, (a) adopt a report as published, (b) adopt a report as amended, contingent upon subsequent approval by the committee, (c) return a report to committee for further study, and (d) return a portion of a report to committee.

Standards Council Action

The Standards Council will make a judgement on whether or not to issue an NFPA document based upon the entire record before the Council, including the vote taken at the Association meeting on the technical committee's report.

Voting Procedures

Voting at an NFPA Annual or Fall Meeting is restricted to members of record for 180 days prior to the opening of the first general session of the meeting, except that individuals who join the Association at an Annual or Fall Meeting are entitled to vote at the next Fall or Annual Meeting.

"Members" are defined by Article 3.2 of the Bylaws as individuals, firms, corporations, trade or professional associations, institutes, fire departments, fire brigades, and other public or private agencies desiring to advance the purposes of the Association. Each member shall have one vote in the affairs of the Association. Under Article 4.5 of the Bylaws, the vote of such a member shall be cast by that member individually or by an employee designated in writing by the member of record who has registered for the meeting. Such a designated person shall not be eligible to represent more than one voting privilege on each issue, nor cast more than one vote on each issue.

Any member who wishes to designate an employee to cast that member's vote at an Association meeting in place of that member must provide that employee with written authorization to represent the member at the meeting. The authorization must be on company letterhead signed by the member of record, with the membership number indicated, and the authorization must be recorded with the President of NFPA or his designee before the start of the opening general session of the Meeting. That employee, irrespective of his or her own personal membership status, shall be privileged to cast only one vote on each issue before the Association.

Sequence of Events Leading to Publication of an NFPA Committee Document

Call for proposals to amend existing document or for recommendations on new document.



Committee meets to act on proposals, to develop its own proposals, and to prepare its report.



Committee votes on proposals by letter ballot. If two-thirds approve, report goes forward.
Lacking two-thirds approval, report returns to committee.



Report is published for public review and comment. (Report on Proposals - ROP)



Committee meets to act on each public comment received.



Committee votes on comments by letter ballot. If two-thirds approve, supplementary report goes forward. Lacking two-thirds approval, supplementary report returns to committee.



Supplementary report is published for public review. (Report on Comments - ROC).



NFPA membership meets (Annual or Fall Meeting) and acts on committee report (ROP and ROC).



Committee votes on any amendments to report approved at NFPA Annual or Fall Meeting.



Complaints to Standards Council on Association action must be filed
within 20 days of the NFPA Annual or Fall Meeting.



Standards Council decides, based on all evidence, whether or not to issue standard
or to take other action, including hearing any complaints.



Appeals to Board of Directors on Standards Council action must be filed
within 20 days of Council action.

FORM FOR PROPOSALS ON NFPA TECHNICAL COMMITTEE DOCUMENTS

Mail to: Secretary, Standards Council

National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101

Fax No. 617-770-3500

Note: All proposals must be received by 5:00 p.m. EST/EDST on the published proposal-closing date.

If you need further information on the standards-making process, please contact the
Standards Administration Department at 617-984-7249.

Date 9/18/93 Name John B. Smith Tel. No. 617-555-1212

Company _____

Street Address 9 Seattle St., Seattle, WA 02255

Please Indicate Organization Represented (if any) Fire Marshals Assn. of North America

1. a) NFPA Document Title National Fire Alarm Code NFPA No. & Year NFPA 72, 1993 ed.

b) Section/Paragraph 1-5.8.1 (Exception No.1)

2. Proposal recommends: (Check one) ☐ new text
☐ revised text
☒ deleted text

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3. Proposal (include proposed new or revised wording, or identification of wording to be deleted):

Delete exception.

4. Statement of Problem and Substantiation for Proposal: (Note: State the problem that will be resolved by your recommendation; give the specific reason for your proposal including copies of tests, research papers, fire experience, etc. If more than 200 words, it may be abstracted for publication.)

A properly installed and maintained system should be free of ground faults. The occurrence of one or more ground faults should be required to cause a "trouble" signal because it indicates a condition that could contribute to future malfunction of the system. Ground fault protection has been widely available on these systems for years and its cost is negligible. Requiring it on all systems will promote better installations, maintenance and reliability.

5. ☒ This Proposal is original material. (Note: Original material is considered to be the submitter's own idea based on or as a result of his/her own experience, thought, or research and, to the best of his/her knowledge, is not copied from another source.)

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John B. Smith
Signature (Required)

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Mail to: Secretary, Standards Council

National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101

Fax No. 617-770-3500

Note: All proposals must be received by 5:00 p.m. EST/EDST on the published proposal-closing date.

If you need further information on the standards-making process, please contact the
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1. a) NFPA Document Title _____ NFPA No. & Year _____

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