

For questions and information pertaining to electrical inspections after flooding has occurred.

Contact information:

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Visit the website:

www.electrical.nebraska.gov

NEBRASKA STATE ELECTRICAL DIVISION INFORMATION MARCH 2019

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Flood Policy: Inspection of property involved in flooding shall be as follows:

Electrical equipment and devices from the highest flood water line down shall be replaced. Electrical equipment and devices located in the interior of buildings, in areas above water, that has been present for an extended amount of time shall be judged on a case by case basis as to the extent of damage, if any, from the humid conditions. Repairs shall meet the current 2017 National Electrical Code in force as per the Nebraska State Electrical Act section 81-2104(5).

The areas accessibility shall be approved on a local level. FEMA, the Coast Guard, and the Nebraska Emergency Management Association will not be releasing areas for inspection. The term, "local level" is referring to local area management agencies, disaster personnel, law enforcement, and power companies. We will not access properties that are surrounded by water, muddy roads and driveways, fallen trees blocking roads, or debris. The guideline is if a power company can access all of their equipment in a safe dry condition, then we will accommodate an inspection.

Should the property be secured, communication with the occupant or owner will be required for the buildings to be unlocked. The property occupant will not need to be present, but it may be beneficial to have the owner or their electrician present.

The State Electrical division inspectors will be inspecting areas and not individual parcels. The areas will be set by the local inspectors as to scheduling. Property that has been under water will have any electrical equipment under water replaced. Properties that may have lost power due to concerns of flooding or were shut off due to the power line design will have an inspection. Reports will still be sent even though no repairs are required and a power connection will be authorized.

There will be no permit fees for the initial inspection on any property. Permits will be required for a structure if the electrical service has been under water or damaged. If the panel is located in a basement and has not received water damage, the only requirement would be for the installation of a lights and ground fault interrupter Circuit or receptacle to meet the minimum requirements of the 2017 National Electrical Code. This is to help the homeowners move back into their homes and provide for them to make repairs when time and finances would allow for updates. Power reconnection will occur after the necessary initial inspection provided the panel does not need to be replaced, with the possible water damaged circuits removed. No power will be authorized until after the initial first inspection. Business facilities, rental cabins, and camper sites would need permits on repairs since these are not considered single family dwellings.

The State Electrical Inspector will send copies of the initial inspection, one copy to the property owner, one copy to the power supplier, one copy to the local area Emergency Management Agency office, and one copy to the State Electrical Office in Lincoln.

Attached is a list of some frequently asked question concerning the flood.

FREQUENTLY ASKED FLOOD QUESTIONS

1. Is an electrical permit required on all flood inspections? *No, as a courtesy the State Electrical Division will inspect flooded property and complete a disaster report, the report will state if a permit is required only if we are called in by Emergency Management. A list of state electrical inspectors can be found at; <https://electrical.nebraska.gov/state-electrical-inspectors>.*
If you are under the jurisdiction of a county or municipal electrical inspection program you will need to contact that jurisdiction. A list of these can be found at; <https://electrical.nebraska.gov/municipal-county-electrical-inspection-programs>
2. Does the State Electrical Division have the authority to enter the flood area? The State Electrical Division can not enter any area if it has not been released from the flood area, or approved to enter by the proper authority. We can not pass road closed signs or enter the water in any way.
3. Can a homeowner perform the required electrical repairs? *If the property is the homeowner's **principal residence** then the answer is yes. When filing for a permit the homeowner will need to complete the homeowner verification form and send it in with the permit. If the property is commercial property or a weekend home or rental property a **Nebraska licensed electrical contractor** will have to perform the work and file the necessary permit application.*
4. When a permit application is submitted to the electrical division how long does it take for processing? *Electrical permits are processed the day they come in and unless there is a problem with the application it is issued the same day.*
5. Can the homeowner apply for these permits online? *The web site home page is www.electrical.nebraska.gov. and the direct*

link to the homeowner application

<https://www.nebraska.gov/sed/permits/homeowner/> .

6. How long will it take for an inspector to get to the property to make the inspection? *The inspector will respond within 5 days or possibly longer depending on the amount of requests for that area, from the date the permit holder requests the inspection, this can be a shorter time if there is good communication provided to the inspector so he can plan the inspection. Remember everyone wants to be first so the key is good communication. Also be patient the inspectors will have a large work load and will do there best to keep up with requests.*
7. Water has been in my home how much electrical wiring has to be replaced? *Electrical equipment and devices that were below the high flood water line will need to be replaced. NM Cable will need to be replaced or cut back to a point that the interior paper is dry.*
8. Most Power District's require an inspection to re-energize the flooded property does this mean I have to get a permit? Refer to question #1, and most power district's will accept our disaster report to verify the property was inspected, the disaster report may require a permit and additional wiring.
9. How much do electrical permits cost? It varies by the amount of electrical work that is performed, it could range from \$30 for a minor repair to \$235 if you have to replace a 200 amp service and repair 40 circuits. If you have a huge building it could be much higher, it all depends on the amount of work being done.