

ATTACHMENT 1

In an effort to safeguard even more electrical installations, the NEC has expanded requirements for GFCI-type receptacles. Since 1971, the NEC has expanded the requirements for ground-fault circuit interrupters (GFCI) to protect anyone who plugs into an electrical system. Initially, it was only required for temporary wiring at construction sites and in dwelling unit bathrooms.

As noted above, GFCI protection has been required for all 15A and 20A, 125V receptacles in the bathroom area of a dwelling unit for more than 20 yr.

Dwelling units.

GFCI protection devices are also required for all 15A and 20A, 125V receptacles located in garages and grade-level portions of unfinished or finished accessory buildings used for storage or work areas of a dwelling unit [210.8(A)(2)]. However, there are a couple of exceptions to this rule. GFCI protection is not required for receptacles that are not readily accessible, such as a ceiling-mounted receptacle for a garage door opener. Nor are they required for a receptacle on a dedicated branch circuit located and identified for a cord-and-plug-connected appliance, such as a refrigerator or freezer.

Don't forget kitchen or wet bar areas. Per 210.8(A)(6), GFCI protection is required for all 15A and 20A, 125V receptacles that serve kitchen countertop surfaces in a dwelling unit (Fig. 1 on page 54). GFCI protection is not required for receptacles serving appliances like dishwashers, or convenience receptacles that do not supply countertop surfaces. Receptacles installed within 6 ft of the outside edge of a wet bar sink must also be GFCI-protected [210.8(A)(7)]. However, GFCI protection is not required for receptacles not intended to serve wet bar countertop surfaces, such as refrigerators, ice makers, water heaters, or convenience receptacles that do not supply counter-top surfaces.

Receptacle replacement.

What happens when you're working at a previously unprotected location that now requires GFCI protection? It's no longer acceptable to replace an old, unprotected receptacle with a new, unprotected receptacle. Per 406.3(D)(2), you now must install a GFCI-protected device.

GFCI protection is now required when receptacle outlets are installed within 6 ft. of the outside edge of a sink located anywhere in a dwelling unit, except in the kitchen.

The 2008 NEC listed outlets next to sinks in bathrooms, laundry, utility rooms and wet bar sinks as locations that required GFCI protection. Because other areas of dwellings such as a rear entry way or hobby room may have sinks, the 2011 Code now requires GFCI protection for receptacles located within 6 ft. of a sink, except in the kitchen.

The Code may not require an outlet to be installed within 6 ft. of a sink in a dwelling unit. But, if an outlet is installed within 6 ft. of a sink in any location other than a kitchen, it must be GFCI protected.

There is no change in the requirement for GFCI protection for kitchen countertop receptacles. Section 210.8(A)(6) requires all dwelling unit receptacles serving the kitchen countertop to be GFCI protected.

§ 57.71. Fire extinguishers.

- (a) There shall be a minimum of one 2-A 10-B fire extinguisher per living unit.
- (b) There shall be a minimum of one 2-A fire extinguisher for any basement area not used for living units.

[F] 704.2 Smoke alarms.

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations: Apartments are considered R-2

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Bedroom Requirements

A landlord must install an operable automatic smoke detector within 15 feet of every bedroom in a rental property. This means more than one smoke detector may be necessary to meet Pennsylvania Code requirements. If a smoke detector becomes inoperable, it is the landlord's responsibility to make repairs to the detector within 48 hours of receiving a notice from tenants. Failure to make a timely repair to a smoke detector is a violation of the landlord's obligation to maintain the rental property in accordance with Pennsylvania building safety standards.