



Development CITY OF AUSTIN
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

CENTEX IEC Business Meeting

City of Austin Electrical Inspections

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&

Jordan Word

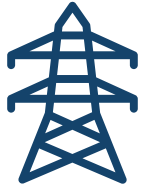
December 1, 2021

11:00AM-01:00PM

Today's Topics



Number and Type of Permits Issued in 2021



State of the Electrical Industry in Austin



Top 10 deficiencies-Residential/Commercial



Top 10 Tips for a Successful Inspection

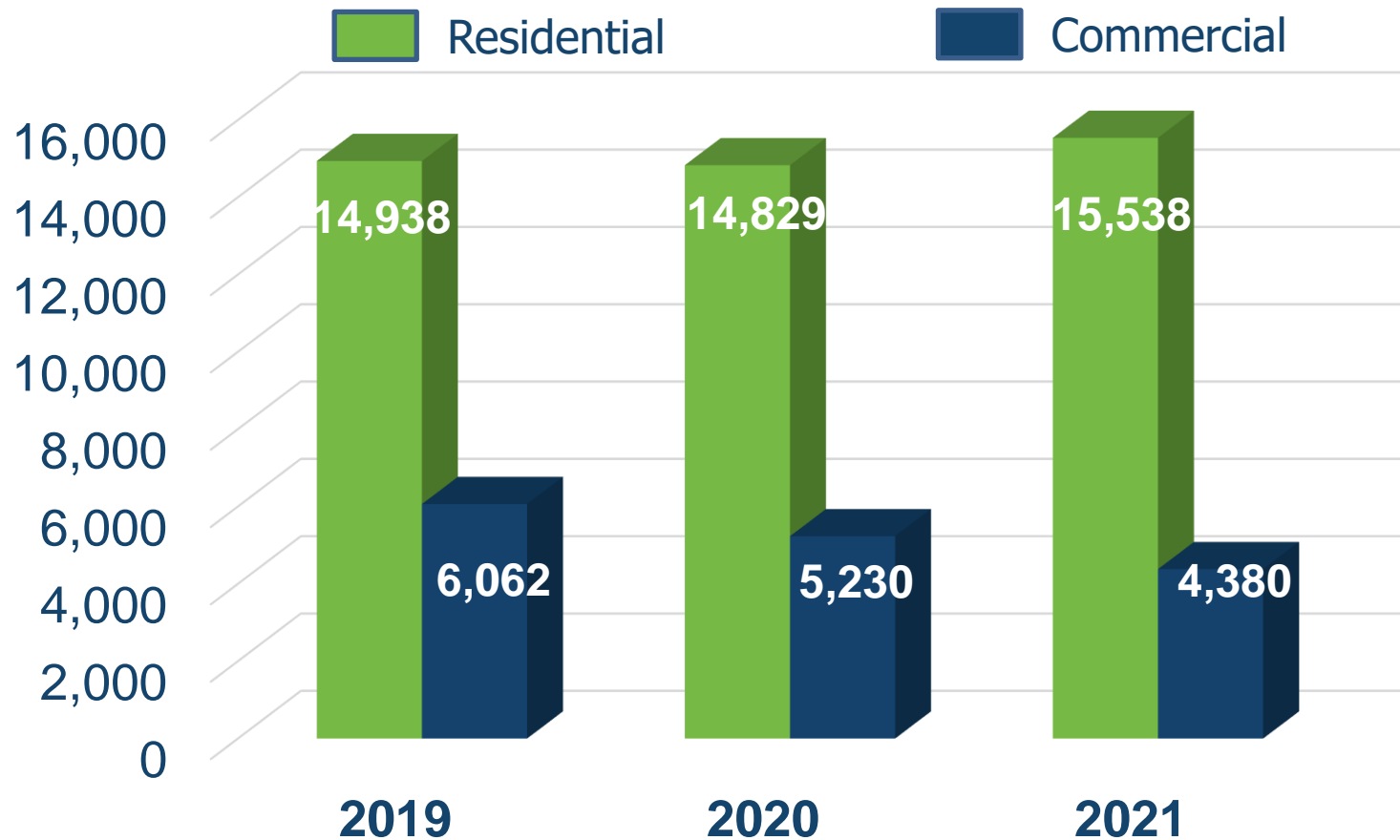


Questions & Answers



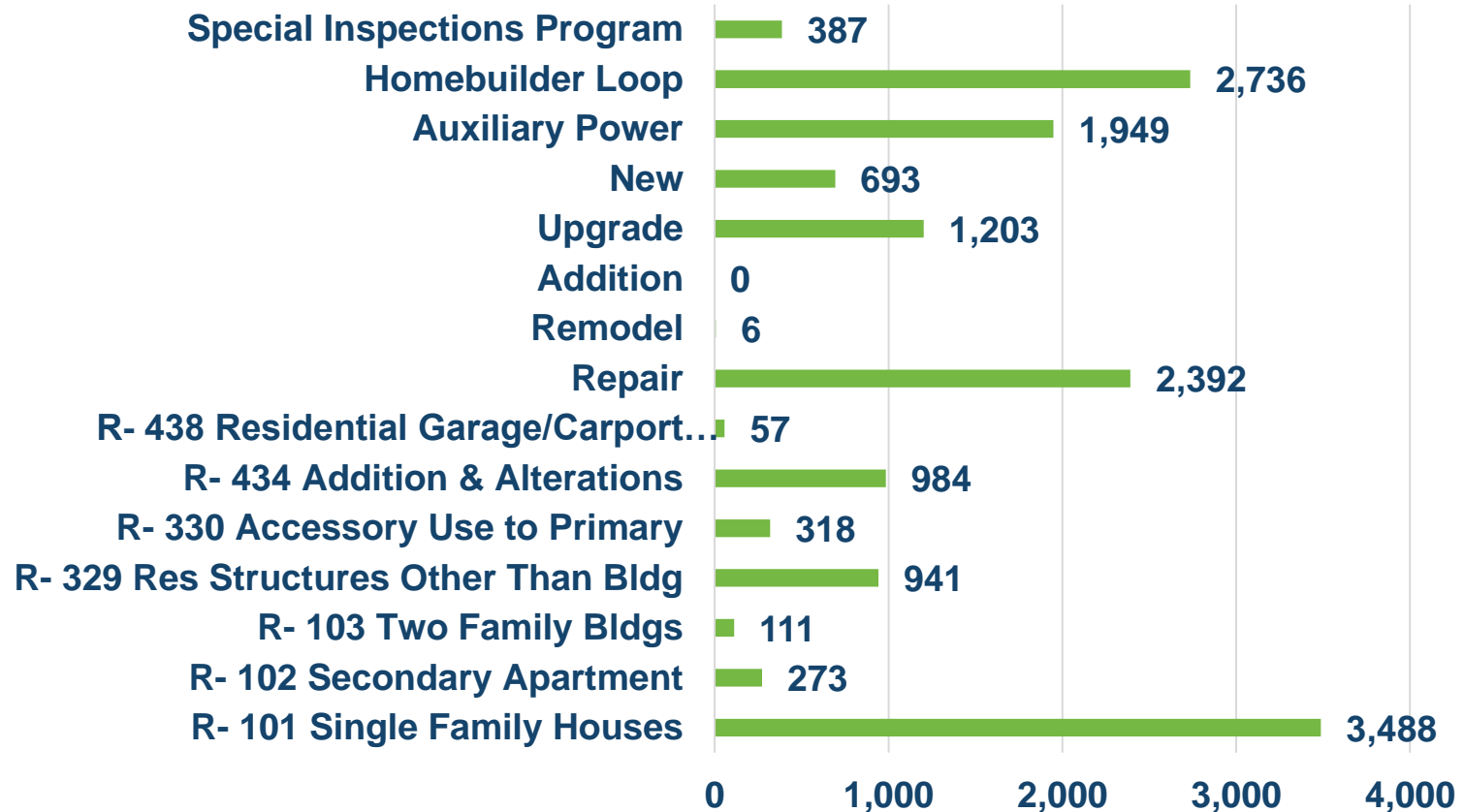
Number and Type of Permits Issued in 2021

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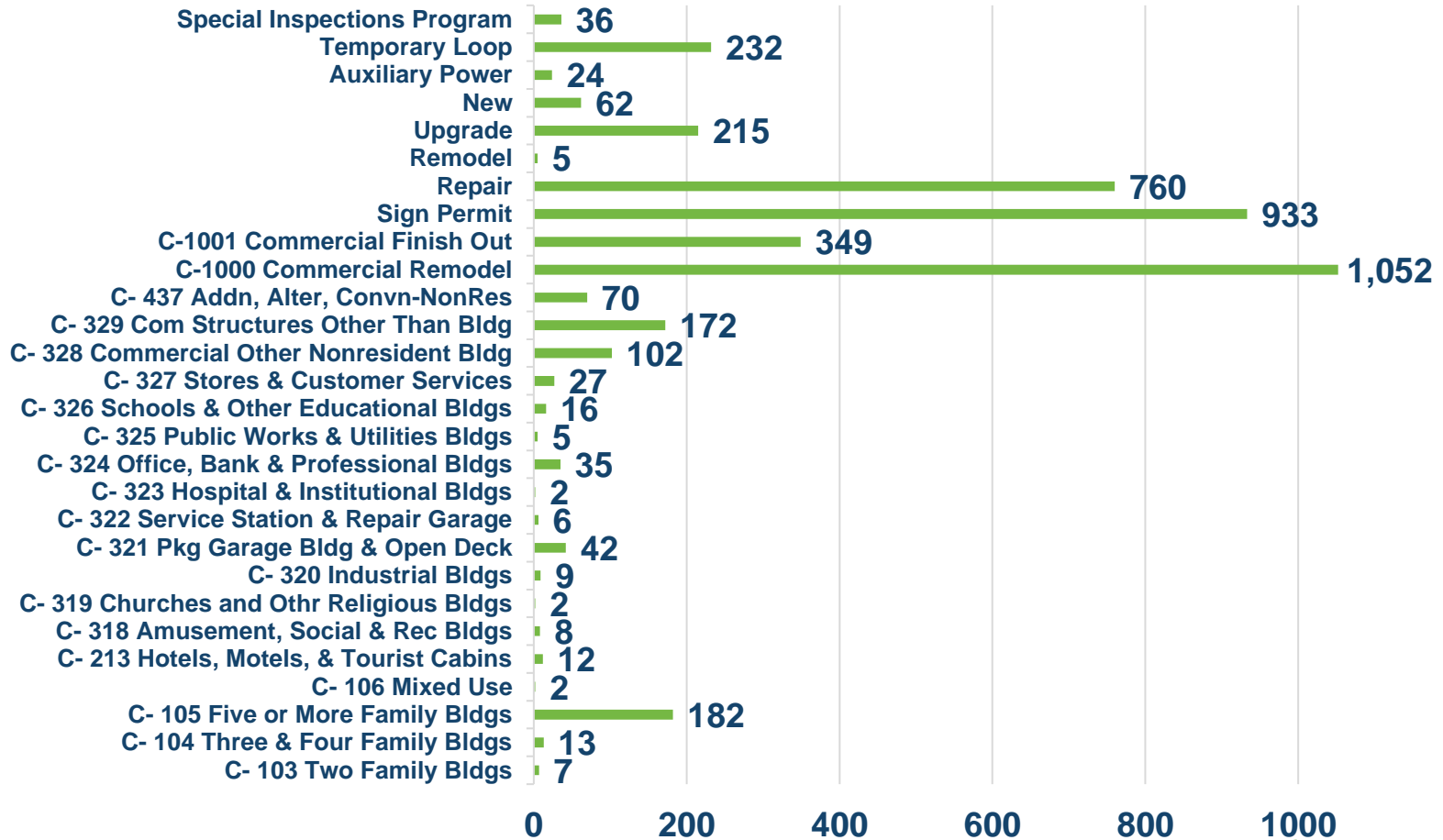
Number and Type of Permits Issued in 2021

2021 Residential Permits By Type



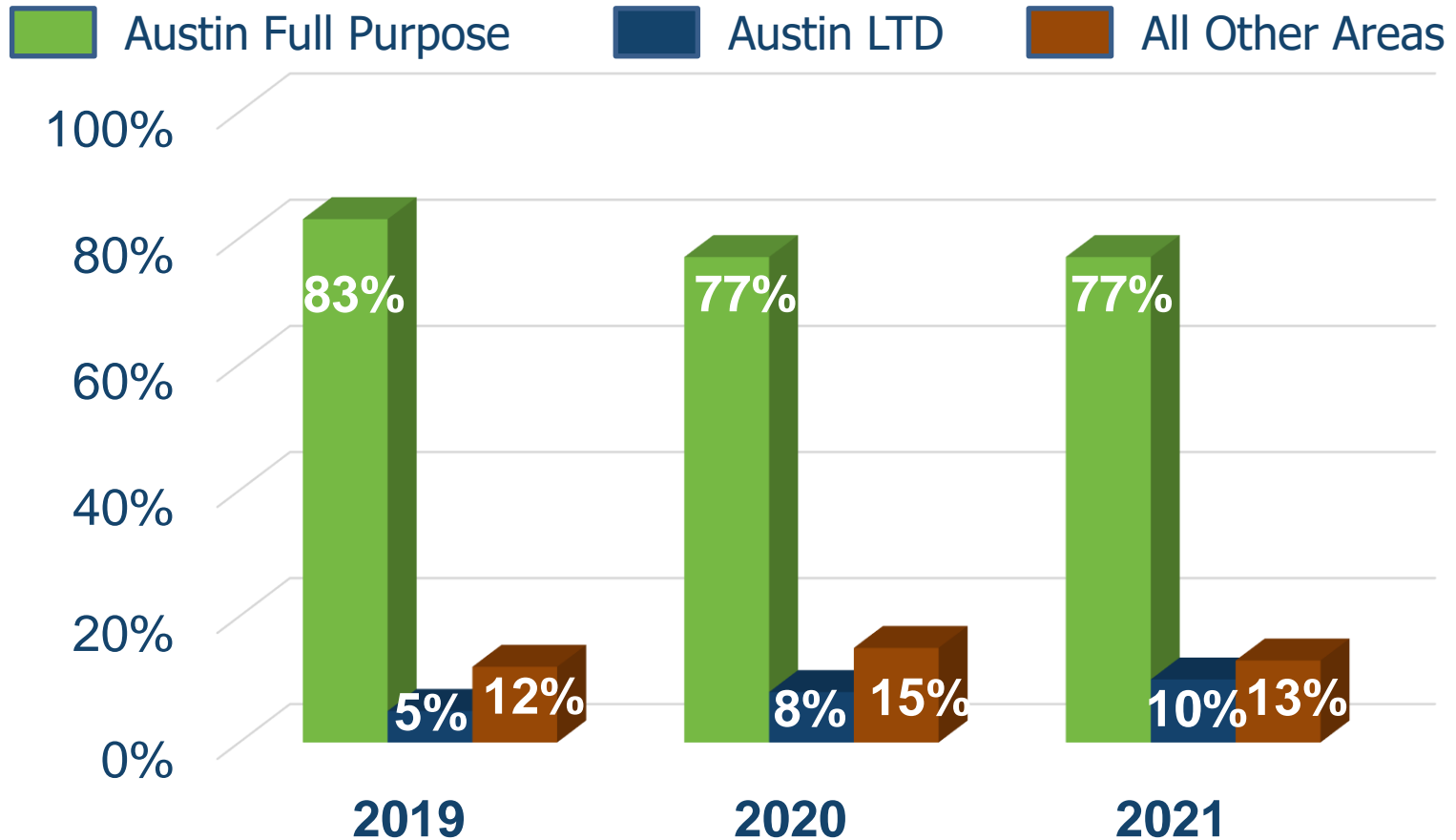
Number and Type of Permits Issued in 2021

2021 Commercial Permits By Type



Number and Type of Permits Issued in 2021

Permits by Area



State of the Electrical Industry in Austin



Top 10 Deficiencies

Residential Electrical Inspections

Deficiency	
GFCI protection to code	Fan-rated outlets in habitable locations
Kitchen counter, island and peninsula spacing	Main breakers required, in lieu of 6-handle rule
Receptacles within wet/damp zone (Shower/tub area)	Nail plating to code
Surge protections, dwelling units	Main bonding jumper sizing
Overhead conductors clearances, above pools	Work exceeding permit scope



Top 10 Deficiencies

Commercial Electrical Inspections

Deficiency	
Work not ready/not complete when Inspection is scheduled	Ground screws or jumpers not installed in boxes
No contact information provided/no one onsite/no access or gate codes	Panel schedules are not complete/accurate/permanent
Need CT/Tran-socket inspection from AE prior to scheduling 304	Disconnects not labeled. (including motor rated switches)
Securing/Supporting of cables and raceways not per their respected Code Articles	GFCI - Outlets not readily accessible. Missing where required by NEC
Available fault current not posted. The OCPD does not meet or exceed the AFC	Job address - Not posted/Clearly identified



Top 10 Tips for a Successful Inspection

1. Verify the work is complete and ready for inspection
2. Verify that the job site is safe, clean, and free of hazards
3. Schedule the inspection on Austin Build + Connect (AB+C)
4. Schedule the correct inspection in the proper sequence, and include any special instructions pertinent to the inspection
5. Ensure the project address is posted visibly at the site and proper access is available for the inspection



Top 10 Tips for a Successful Inspection

6. Ensure required permit and approved city stamped plans are available on site and accessible to the Inspector
7. Ensure that someone familiar with the site is available during the inspection
8. Ensure appropriate personnel is available to make corrections to minor deficiencies during the inspection
9. Complete punch list items
10. Communicate with the inspector on outstanding questions or issues

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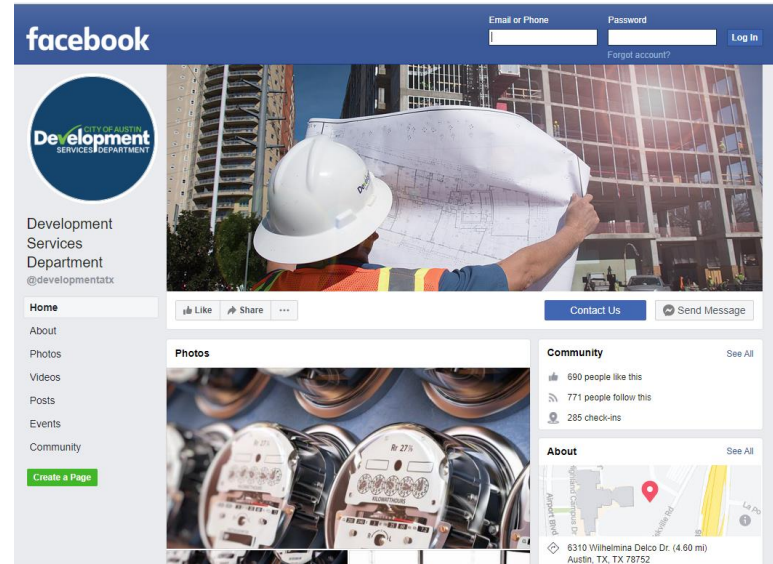
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Questions and Answers



Any Questions?



Thank You

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