

RESIDENTIAL REWIRES AND UPGRADES

Enlarging your service or arbitrarily changing your fuse panel to a breaker panel requires an update of the wiring to the Indiana Electrical Code that is in effect at the time. Following are some of the requirements **but** not all. We suggest that you obtain a copy of the Indiana Electrical Code prior to starting work.

- All kitchen receptacles need to be fed with a #12 gauge wire and have grounding conductors. All receptacles that serve the kitchen counter top areas must be GFCI protected no matter the distance from the kitchen sink. Receptacle circuits must be independent of any lighting circuits. Any counter top surface that is 12 inches wide or larger requires a receptacle.
- Every bathroom must have a GFCI protected receptacle at the wash basin that is on a separate #12 gauge wire circuit. Receptacles from all bathrooms in the dwelling can be on this circuit.
- Exterior GFCI protected weatherproof receptacles are required at the front and rear of the dwelling. If there is an air conditioning unit on the outside of the dwelling, one of the exterior receptacles must be within 25 feet of that unit.
- Every room must have at least one switch that operates an overhead light or receptacle in that room.
- Every door to the exterior must have a switch that operates a light fixture that shines light on the exterior of that door.
- If any portion of the basement is finished, a 3-way switch is required at the top and bottom of the stairs operating a light fixture that lights the stairs.
- All receptacles that are in unfinished areas of basements must be GFCI protected, or if for a specific load, such as sump pumps, ejector pumps, or refrigerators, may be unprotected but must be single devices.
- Furnace must be on a separate grounded circuit and must have a disconnecting switch within sight of the furnace for maintenance and repair purposes.
- Attached or unattached garages must have adequate lighting for entrance and have at least one GFCI protected wall receptacle. If there is more than one wall receptacle, all must be GFCI protected. If the garage is unattached and there is no power to the garage at time of inspection, there are no requirements to install power.

- Battery operated smoke detectors are required in every bedroom, at the top of second story stairs, on every level, and at the bottom of basement stairs.
- Any air conditioner unit on the exterior of the dwelling must have a disconnect adjacent to it for maintenance and repair purposes.
- If the dwelling is on city water service, a ground must be installed from the service panel to within 5 feet of where the water service enters the building; and jumpers are required at the water meter, water heater, water softener, and any other device that when removed would break the continuity of the water line. Also, when serviced by a city water service, an 8 foot ground rod must be installed and a ground wire ran from the service panel to that ground rod. If the dwelling is serviced by a plastic well, you must attach to the water lines at any convenient location, but all jumpers must still be installed and two ground rods then must be installed.
- Every room, except the kitchen, unfinished areas of the basements, and garages shall have a receptacle within 6 feet of the door and every 12 feet thereafter. Any wall space 24 inches or greater must have a receptacle.
- Closet light fixtures must be of the globed, fluorescent or recessed type. If recessed type, it must have a shower type cover. Fixtures can also just be removed and a blank cover installed. Fixtures with bare bulbs are not allowed.
- Any cord and plug connected appliances such as refrigerators, freezers, washers, dryers, garbage disposals, and the like must be fed with a circuit that has a grounding conductor.
- Any hallway 10 feet or greater requires at least 1 receptacle.
- All electrical, plumbing, and/or HVAC work being done on rental properties **must** be performed by licensed contractors. **NO EXCEPTIONS.**