

HQS Advisory GFCI Receptacles

What we are looking for?

Ground fault circuit interrupter (GFCI or GFI) receptacles are designed to prevent shocks and injuries caused by electricity flowing from an electrical outlet, through your body, to a ground. The receptacle is designed to detect a *ground fault* very quickly and shut off the flow of electricity before serious injury can occur. Current building codes require GFCI receptacles in kitchens, bathrooms, laundries and other interior or exterior locations where you may be exposed to ground fault hazards.

Duplex GFCI receptacles are usually easily identified because they have test and reset buttons. However, an outlet may be protected even when a GFCI receptacle is not immediately apparent. This is because a GFCI receptacle can be installed in such a way as to protect other outlets that are “downstream” from its location in the electrical circuit. If GFCI receptacles are present the inspector will test the devices to see if they are properly installed and working. If one or more of the devices is not properly installed or is not in working order, the inspector may fail the unit.

Will the inspector require that new or additional GFCI receptacles be installed?

If GFCI receptacles were required at the time your unit was constructed or remodeled but were subsequently removed, the inspector may require that the devices be replaced. If GFCI protection was not required at the time that the unit was built, the inspector will not require that the unit be retrofit with GFCI receptacles. The Housing Authority does not enforce local code. However, the inspector may include a comment in the inspection notice if the rental unit does not meet current local or state requirements.

Who is responsible for maintenance?

The owner of the rental unit responsible for the installation and maintenance of GFCI devices. We strongly recommend that a qualified electrician be consulted whenever GFCI receptacles are to be installed or replaced.

How long do I have to fix a failed GFCI receptacle?

Normally, a failed GFCI receptacle must be replaced within ten calendar days (routine repair timeframe). However, if there are other apparent electrical hazards such as exposed wiring or broken cover plates then the inspector may require repairs within 72 hours (urgent repair timeframe).

The inspector may write additional comments on the reverse side of this form.