

INSPECTIONS DEPARTMENT

FLOOD DAMAGE REPAIR POLICY

Must obtain proper permits before any work starts. (Building, Electrical, plumbing, Mechanical, etc.)

- **ELECTRICAL** - All devices that have been underwater must be replaced. This includes switches, receptacles, circuit breakers, panel boxes, meter bases, fusible disconnects, etc. Any residential receptacles that have to be replaced will need to be replaced with tamper receptacles, and arc-fault protected.

Any cloth type NM cable that has been wet will need to be replaced. Any newer NM cable with paper inside that has had the paper wet for more than 24 hours will need to be replaced. If it has been less than 24 hours, the NM cable will need to be evaluated to determine if it needs to be replaced. It might be able to be cut back to a dry point and reused from that point. Before power can be reinstated, permits must be obtained and inspections completed. A licensed electrical contractor will need to obtain permits to do the work.

- **BUILDING** - If sheetrock has been submerged you must cut up to 4' (four feet) of sheetrock out and remove all water damaged insulation. Spray the framing system 2x4's with a 60% Clorox and 40% water mixture. Before sheetrock can be re-installed, all trade inspections must be approved and a moisture reading must be 19% or lower.

Once the electrical wiring has been repaired/replaced and the sheetrock has been reinstalled an inspection will be required before occupancy of the building is permitted.

- **HVAC** - If your heating and air conditioning system was submerged the systems may need to be replaced. A licensed HVAC contractor must evaluate the system. If property is rental property, a licensed HVAC contractor must obtain a permit to do the work. If property owner lives in the home, the owner can obtain a permit to install the system if the Mechanical inspector states you are competent to do the work. A permit must be obtained before any work is started.

PERMITS WILL NEED TO BE OBTAINED FOR ALL BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING WORK TO BE DONE.