

# NFPA 73

## Electrical Inspection Code for Existing Dwellings

### 2006 Edition



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An International Codes and Standards Organization

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## NFPA 73

### Electrical Inspection Code for Existing Dwellings

#### 2006 Edition

This edition of NFPA 73, *Electrical Inspection Code for Existing Dwellings*, was prepared by the Technical Committee on Electrical Systems Maintenance, released by the *National Electrical Code* Technical Correlating Committee, and acted on by NFPA at its June Association Technical Meeting held June 6–10, 2005, in Las Vegas, NV. It was issued by the Standards Council on July 29, 2005, with an effective date of August 18, 2005, and supersedes all previous editions.

This edition of NFPA 73 was approved as an American National Standard on August 18, 2005.

#### Origin and Development of NFPA 73

The NFPA began the development of NFPA 73, *Electrical Inspection Code for Existing Dwellings*, in 1990. The original document was developed as a result of the united efforts of various insurance, electrical, construction, inspection, utility, and other allied interests.

The document was initiated in response to data obtained from studies conducted on older homes by the NFPA, the National Institute of Standards and Technology (NIST), the Consumer Product Safety Commission (CPSC), and other groups involved with fire investigations. The studies clearly indicated that fires and other hazards attributed to electrical causes would be significantly reduced if electrical systems were installed and maintained in accordance with the *National Electrical Code*® (NEC®).

The fact that only 5 percent of fires occurred in dwellings under 10 years of age is reported in one of the studies, which indicates the effectiveness of the NEC and electrical inspections at the time of construction. It also suggests that identification and correction of unsafe conditions in existing dwellings by means of appropriate inspections could effectively eliminate a significant portion of the residential fire occurrences and other associated hazards.

The first edition of NFPA 73, *Residential Electrical Maintenance Code for One- and Two-Family Dwellings*, was adopted in 1993. The second edition of the document was submitted for formal adoption at the 1996 NFPA Annual Meeting.

Significant changes to the 2000 edition of NFPA 73 included a new title and an expanded scope. The Standards Council and the *National Electrical Code* Technical Correlating Committee approved changing the scope of the document to include all dwelling units, including multifamily dwellings and mobile and manufactured homes. To support expanding the document scope, the NFPA Technical Committee on Electrical Systems Maintenance cited that deterioration of electrical systems could occur in existing multifamily dwellings and mobile and manufactured homes. The inspection community now had a code that could be used to improve the safety of electrical systems in all dwelling units. The change in the title from “maintenance” to “inspection” reflected the intended purpose of the document.

The 2006 edition reflects editorial revisions of the code to comply with the latest edition of the *Manual of Style for NFPA Technical Committee Documents*.

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NOTE: Membership on a committee shall not in and of itself constitute an endorsement of the Association or any document developed by the committee on which the member serves.

**Committee Scope:** This Committee shall have primary responsibility for documents on the maintenance of electrical systems in existing one-family, two-family, and multifamily dwellings. This Committee shall have primary jurisdiction but shall report to the Association through the Technical Correlating Committee of the *National Electrical Code*.