

NEBRASKA STATE ELECTRICAL DIVISION INFORMATION

Flood Policy: Inspection of property involved in flooding shall be as follows:

Electrical equipment and devices from the highest flood water line down shall be replaced. Electrical equipment and devices located in the interior of buildings, in areas above water, that has been present for an extended amount of time shall be judged on a case by case basis as to the extent of damage, if any, from the humid conditions. Repairs shall meet the current 2011 National Electrical Code in force as per the Nebraska State Electrical Act section 81-2104(5).

The areas accessibility shall be approved on a local level. FEMA, the Coast Guard, and the Nebraska Emergency Management Association will not be releasing areas for inspection. The term, "local level" is referring to local area management agencies, disaster personnel, law enforcement, and power companies. We will not access properties that are surrounded by water, muddy roads and driveways, fallen trees blocking roads, or debris. The guideline is if a power company can access all of their equipment in a safe dry condition, then we will accommodate an inspection.

Should the property be secured, communication with the occupant or owner will be required for the buildings to be unlocked. The property occupant will not need to be present, but it may be beneficial to have the owner or their electrician present.

The State Electrical division inspectors will be inspecting areas and not individual parcels. The areas will be set by the local inspectors as to scheduling. Property that has been under water will have any electrical equipment under water replaced. Properties that may have lost power due to concerns of flooding or were shut off due to the power line design will have an inspection. Reports will still be sent even though no repairs are required and a power connection will be authorized.

There will be no permit fees for the initial inspection on any property. Permits will be required for a structure if the electrical service has been under water or damaged. If the panel is located in a basement and has not received water damage, the only requirement would be for the installation of a lights and ground fault interrupter Circuit or receptacle to meet the minimum requirements of the 2011 National Electrical Code. This is to help the homeowners move back into their homes and provide for them to make repairs when time and finances would allow for updates. Power reconnection will occur after the necessary initial inspection provided the panel does not need to be replaced, with the possible water damaged circuits removed. No power will be authorized until after the initial first inspection. Business facilities, rental cabins, and camper sites would need permits on repairs since these are not considered single family dwellings.

The State Electrical Inspector will send copies of the initial inspection, one copy to the property owner, one copy to the power supplier, one copy to the local area Emergency Management Agency office, and one copy to the State Electrical Office in Lincoln.

Attached is a list of some frequently asked question concerning the flood.