



# Multifamily Dwelling Permanent Power Checklist Commercial Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

This checklist is provided as a reference tool, and it is not intended to be exhaustive of all possible requirements. Please refer to the latest adopted International Building Code (IBC), International Residential Code (IRC), International Energy Conservation Code (I.E.C.C) Local Amendments to the International Residential Code (IRC-LA), I.E.C.C (IECC-LA), the City of Austin Building Criteria Manual (BCM), the Uniform Plumbing Code (UPC), the City of Austin Land Development Code (LDC), and the National Electric Code (NEC) for code sections listed below.

- IRC, IECC and IBC <https://codes.iccsafe.org/public/collections/I-Codes>
- Local amendments <https://library.municode.com/TX/Austin>
- UPC and UMC <http://www.iapmo.org/>
- NEC <https://www.nfpa.org/>

**Please verify the following before scheduling the inspection:**

## Power Release Requirements

All electrical must be installed (trimmed out) before power will be released, however can be released sooner if the following requirements are met.

1. Reason for power would include climatization, elevators, and fire pumps. Not included are “hot punch” or to remove the temporary, etc.
2. All sheetrock is installed without open wires.
3. All sub-feeders are terminated in subpanels.
4. Power for equipment has been connected (i.e. *refrigeration lines, thermostat wires, etc.*).
5. Remaining electrical installed, blanked, or has lock out/tag out devices on main(s) and subpanel(s).

## 304 Temporary Electric Inspection

- If Austin Energy is the utility provider, obtain approval and inspection for modular metering or CT meter by Austin Energy before scheduling the 304 Temporary Electric Inspection.
- Once the checklist has been verified, the 304 Temporary Electric inspection may be scheduled.
  - If an error arises, this must first be addressed prior to completing the scheduling request.
  - Typically, the error may be reflective of an inactive permit, such as the Driveway/Sidewalk permit.
  - Make sure all permits that are associated with the Building Permit are active before scheduling the 304 Temporary Electric. If you cannot schedule it, the inspectors cannot release it.
- All meter centers being fed from the same transformer will need to be ready to be energized at the same time. If there is a fire pump onsite, this will also be a part of the 304 Temporary Electric inspection.
- City approved plans onsite and available. Any deviations from the City approved plans such as Copper to Aluminum, grounding detail, etc.; will require a preapproval from the Electrical Engineer and the documents will need to be uploaded to the permit. Discuss this with your inspector prior to scheduling the 304 Temporary Electric. This may require a Plan Review Revision.
- 302 Grounding Inspection has passed.
- Main and meters addressing is complete. (*AE Design Criteria*)
- Available fault current is posted and of sufficient durability to withstand the environment. (*2020 NEC Art. 110.24*)
- Working space around electrical equipment has been provided. This includes clearances and egress. (*2020 NEC Art. 110.26*)
- Modular metering buss connections have been torqued and installed per the manufacturer’s instructions (*retain onsite for inspector*), including endcaps (break away bolts if applicable).



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- Modular metering buss phasing has been checked and system is balanced (*manufacturer's instructions*).
- A service disconnect is provided, located properly and accessible. (2020 NEC Art. 230.70, 230.205, 240.24)
- The service disconnect is permanently marked. (2020 NEC Art. 230.70(B))
- The service disconnect ratings have been checked. (2020 NEC Art. 230.79, 230.80, 230.205)
- Service equipment is suitable for the use and identified as such. (2020 NEC Art. 230.66)
- All equipment is clean and free of debris. Unused openings are sealed. (2020 NEC Art. 110.12)
- The size of the service conductors have been verified and are per City approved plans. (2020 NEC Art. 230.23, 230.31, 230.42, 230.202)
- Conductors are color coded per City of Austin Electric Code. (2020 COA Electric Code)
- Service entrance conductors only are installed in the service raceway. (2020 NEC Art. 230.7)
- Bushings where required. (2020 NEC Art. 300.4(G))
- Terminals have been verified for the suitability of the terminations. (2020 NEC Art. 110.14)
- All conductor terminations have been torqued. (2020 NEC Art. 110.14(D))
- Check the connection, size, and type of main bonding jumper in the service disconnect. (2020 NEC Art. 250.28, 250.24(A) (4), 250.24 (B))
- Enclosures and raceways containing service entrance conductors are bonded properly. (2020 NEC Art. 250.92(A), 250.92(B), 250.102, 250.190)
- Supply side bonding jumper size has been verified. (2020 NEC Art. 250.102(C))
- Service grounded conductor is sized properly or by the minimum requirements. (2020 NEC Art. 250.24(C), 220.61)
- Arc reduction performance test, if required. (2020 NEC Art. 240.67 and 240.87)

## Indoor locations:

- Permanent doors installed. (2020 NEC Art. 110.26)
- Panic hardware installed if required by the Code. (2020 NEC Art. 110.26)