



The County electrical guideline is a photo log. A panel directory from 1987 is not the report.

Original Masterbuild PE packet. Not a fillable copy of the County electrical-recertification.pdf. The County form is 28 inspection rows plus thermography. Each row wants a condition (good / fair / needs repair / N/A) and, on most rows, a photograph. This packet is what to gather so the responsible electrical professional is not inventing the building from memory.

— Records before anyone walks the roof

☐ The notice, folio, occupancy, present use, stories, aerial.

Section 1 of the County electrical guideline is a building description, not a wiring test. If occupancy on the notice and occupancy in the field disagree, that is the first comment.

☐ Prior electrical recertification, permitted electrical work since the last cycle, one-line, panel schedules.

Missing records are normal. Label them NOT YET VERIFIED. Do not reconstruct a riser from a janitor's memory.

☐ Access: electric rooms, meter stacks, roof equipment, garage, generator, pool equipment.

If a room cannot be opened on inspection day, that row cannot be certified. Keys and HOA storage lockers are a scope item, not a surprise.

— What the walk will actually look at

☐ Service, metering, electric rooms — clearances and condition.

Size, voltage, amperage, fuses vs breakers, phase. Metering and electric-room clearances. We do not publish Article 110 working-space dimensions on this site. Show the space. Photograph it.

☐ Gutters, panels, branch-circuit identification, conductors.

Unlabeled branch circuits are their own row on the County form ("must be identified"). Deteriorated conductors are not a directory problem.

☐ Grounding of service and grounding of equipment.

Two rows. A water-pipe bond you cannot see is not "good." Photograph the electrode path you can see and write what you cannot.

☐ Raceways, wire and cable, busways, wiring methods.

Rigid, PVC, NM, other. Open or under-cover parking garage wiring is a separate row from interior feeder.

☐ Thermography.

The County form has a dedicated thermography-results section. If infrared of the service and panels is not scheduled, the packet is not complete. This is not a parlor trick. It is a row.

☐ Life safety that is electrical: emergency lighting, egress illumination, fire alarm, smoke detectors, exit lights, emergency

N/A is allowed when the building does not have the system. "We think it works" is not N/A.



☐ **Parking-garage illumination, swimming-pool wiring, wiring to mechanical equipment.**

Pool bonding and equipment disconnects. RTU disconnects and nameplates. Garage lighting that the 8C-3 certificate will also measure is not the same row as the recertification walk — do both.

The hold we see first

Report drafted from a 1998 panel schedule, no photos, no thermography, fire-alarm panel in trouble mode, and the structural PE already sealed. Electrical cannot be backdated to match someone else's calendar.

What Masterbuild will and will not do

Readiness: records, access plan, field documentation, a defined electrical scope. Sealing the County electrical report only after the responsible electrical-discipline professional confirms authority for THAT building and notice. We do not seal the structural report. We do not seal 8C-6 parking-lot guardrails.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

masterbuildconsulting.com/send/

+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Nothing in this packet is a recertification, a pass/fail, or a representation about County acceptance. Confirm the live County electrical guideline. This is not legal advice.