

Matteo Fabiano

Electrical Inspector City of Revere

249R Broadway Revere, MA. 02151

Office: 781-286-8177 Fax: 781-485-2795

MFabiano@revere.org

Electrical requirements for ADU

- 1) A separate electrical meter for the ADU is allowed but not required.
- 2) A separate panel in the ADU serving the ADU is allowed but not required.
- 3) If there is only one electrical panel serving the primary unit AND the ADU, all overcurrent devices (panels and breakers) must be located in a common area accessible from both units.
- 4) If the ADU is going to be located in the basement level and the original panel is in the basement, it will have to be relocated in a common area.
- 5) Spacing of minimum required number of receptacles shall be updated.
- 6) Receptacles shall be tamper resistant.
- 7) Number of minimum required branch circuits shall be updated.
- 8) ARC and GFCI protection shall be installed.
- 9) Clearances about electrical equipment shall be respected.
- 10) If the ADU is an existing apartment or parts of an apartment that at some point was wired without electrical permits or inspections, a rough inspection is required by state law, this may mean removing wall and ceiling coverings to expose now permitted wiring.

Technically there are no common areas in a single family, but there will be situations where the one electrical panel serving both units is located in a room such as a mechanical room or a laundry room in a basement (other than a closet or a bathroom which is not allowed no matter what).

The location of the one panel serving both units is allowed here as long as this room is not only accessible from the ADU but also from the primary unit without having to step into the ADU.

The ADU shall be brought up to all current applicable codes, these are just a few items not limited to all electrical requirements set by all applicable current codes.