

**CITY OF ERIE  
SERVICE REACTIVATION INSPECTION  
BUREAU OF CODE ENFORCEMENT**



<b>Permit #:</b> _____	<b>Date Issued:</b> _____	<b>Index #:</b> _____
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Address: \_\_\_\_\_

Penelec Dr #: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Owner: \_\_\_\_\_ Tenant: \_\_\_\_\_ Other: \_\_\_\_\_

Name of Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**REAL ESTATE INSPECTION FEE PER METER: \$75.00**

**\*\*\* DO NOT WRITE BELOW THIS POINT-OFFICE USE ONLY\*\***

Inspector Notes:

Pass \_\_\_\_\_ Fail \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Needs Attention:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Bureau of Code Enforcement  
626 State Street, Room 407, Erie PA 16501  
Ph: (814) 870-1473 / (814) 870-1313  
Fax: (814) 870-1584**

## Real Estate Permit Disclaimer

A **Real Estate Permit** is a permit used when reconnection to the electrical utility is needed at a building or structure. This permit is not to be used for new electrical services which have never been previously energized. They are also not used for any demolition, remodeling, new construction, or the like. Real Estate permits are requested by the local electrical utility and must pass before connection can be made to the local grid. They can be acquired by a homeowner, landlord, tenant, or similar; without requiring the applicant to have any licensing or training pertaining to the electrical field. Since no licensing, training, or liability insurance is required to obtain a real estate permit, they are considered a pass/fail document. If an inspection fails, a letter will be mailed to the applicant's address stating which codes were violated under the National Electrical Code, the Uniform Construction code, the Property Maintenance Code, and/or the International Residential Code. The State of Pennsylvania will determine which code cycles the City of Erie will adopt for use in these inspections.

During a real estate inspection, the inspector will check the integrity of the electrical service including; the utility connection, the meter, the load center, the grounding electrode system, and any other components considered to be part of the service per NFPA 70, Article 230. The inspector will also look for signs of tampering, work installed without proper permitting or inspections, signs of visible hazards or unsafe installations, and any other factors which would prohibit the installation from passing. This inspection is primarily for the electrical service and does not guarantee an establishment will be free from unforeseen electrical hazards within the building. To thoroughly inspect the integrity and safety of a buildings branch circuiting, a Master Electrician should be hired to check smoke detectors, splices, devices, fixtures, inaccessible wiring, and any other aspects of a dwellings electrical system.

After any inspection passes, the inspector will notify the local utility to proceed with connection. If the inspection fails, the applicant will be notified of the results. Minor infractions may or may not allow the inspector to approve the temporary connection of the structure to the electrical utility. If this occurs, a notice will be sent out stating that if these minor issues are not corrected within 30 days the utility may disconnect power to the establishment until they are remedied. This will be at the discretion of the inspector on a case by case basis. Any permit that fails will immediately be closed and any and all corrections must be made by a Master Electrician licensed with the City of Erie under a new construction permit. This will ensure that the work is done correctly, safely, and with the proper liability insurance policy in place to protect all parties involved. For any other questions or comments please contact Sam Santana, the City of Erie Electrical Inspector at any of the following:

626 State Street Room 407

Office: 814-870-1472

[Ssantana@erie.pa.us](mailto:Ssantana@erie.pa.us)

\*\*\*By signing below, I hereby acknowledge that I have read the "Inspection for Electrical Reactivation Disclaimer" and understand that the City Inspector is inspecting the property subject to this permit for reactivation for electrical service only.

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Date

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Applicant's signature