

Title XX: Professions and Occupations
Article/Chapter XX: Electrical Contractors, Plumbers and HVAC Contractors

§XX-XX-XX. Definitions
§XX-XX-XX. Exemption from Licensure

§XX-XX-XX. Definitions.

As used in this article, unless otherwise required

- (X) "Property Maintenance Technician" shall mean a person who
- a) is employed on a permanent basis by the owner or owner's agent of multi-family residential property and whose duties include the performance of electrical, plumbing and HVAC maintenance, repair and replacement work on behalf of and on the property of the owner or owner's agent;
 - b) does not advertise his or her services relative to the objective of obtaining electrical, plumbing and HVAC maintenance, repair and replacement work;
 - c) does not provide to the general public for compensation his or her services relative to electrical, plumbing and HVAC maintenance, repair and replacement work; and
 - d) has successfully completed electrical, plumbing and HVAC maintenance training, as evidenced by the possession of a diploma, certificate or other formal recognition of completion from a community college, trade school or other such program administered to provide recipients the knowledge requisite to perform electrical, plumbing and HVAC maintenance, repair and replacement work.

§XX-XX-XX. Exemption from Licensure -- Applicability of Chapter

As used in this article, unless otherwise required

- (X) Nothing in this article shall be construed to require any property maintenance technician when acting upon the direction of his or her employer, being the owner or owner's agent of multi-family residential property, and upon the owner's property, to hold or obtain professional licensure for the purpose of performing work related to the following:
- 1) Electrical work limited to the maintenance, repair and replacement of electrical appurtenances, apparatus, equipment, machinery or controls used in connection with the use of electrical energy in, on, outside or attached to multi-family residential property or its premises, switches, receptacles, dishwashers, electric hot water heaters, garbage disposals, range hoods, ceiling fans, exhaust fans, lamps, fuses, individual circuit breakers, cord-connected appliances, washing machines, electric clothes dryers, light fixtures, smoke detectors, carbon monoxide detectors, electric signs, electric ranges and low-voltage wiring of systems, including fire alarms, that operate on 240 volts or less, except that electrical work performed upon electric wall ovens and electric wall heaters may be limited only to the repair of those devices and only minor repairs shall be permitted to be made to existing electrical wiring systems.
 - 2) Plumbing work limited to the maintenance, repair and replacement of existing potable water piping, existing electric and gas-fueled water heaters, existing sanitary waste and vent piping and existing plumbing fixtures, except that work requiring fuel

gas plumbing systems to be cut into may not be performed by a property maintenance technician.

- 3) HVAC work limited to the maintenance, repair and replacement of drain lines, thermostats, transformers, relays, capacitors, compressors, breakers, contactors, fuses, heating elements, time delays, high-limit switches, fuse links, sequencers, fan motors, range hoods, filters, as well as the cleaning and replacement of coils and the changing of refrigerant lines, except that only minor repairs shall be permitted to be made to existing electrical wiring systems and the charging of refrigerant lines, the handling of refrigerants and the replacement of refrigerant metering devices may only be carried out by a property maintenance technician who holds valid certification from the United States Environmental Protection Agency (EPA) entitling that person to perform such work.
- (X) The provisions of this article shall not permit, unless otherwise provided for herein, a property maintenance technician without proper certification to install:
- a) electrical equipment during new construction as defined in Chapter XX (state statute/local ordinance);
 - b) plumbing not already in existence; and
 - c) HVAC equipment not already in existence.