

BUILDING SYSTEMS - ELECTRICAL

GENERAL

Tenant electrical systems must comply with all requirements, codes, by-laws and regulations of authorities having jurisdiction.

The tenant must employ a qualified professional electrical engineer registered to practice in the Province of Manitoba to prepare its electrical design and working drawings. The engineer is expected to survey the site to verify existing site conditions and services in the tenant space.

On approval of Landlord, existing tenant systems and services may be reused by the tenant. However, the tenant is fully responsible for the engineering required to determine adequacy and capacity. The tenant is responsible for all related design and costs associated with upgrades.

ELECTRICAL: POWER

Landlord's Responsibility:

Basic Service:

- Basic service provided in most tenant spaces is 600 volt, 3 phase, 3 wire coiled up with enough wire to extend to the tenant's distribution system.

Telephone:

- Empty conduit provided to a location within the tenant space.

Fire Alarm:

- At the tenant's expense, tie-in of the tenant's fire alarm system if present, to the base building fire alarm system must be performed by the Landlord.

Tenant's Responsibility:

General:

- Supply and installation of all new/necessary electrical hardware and equipment within the tenant space.

Additional Power:

- Additional power requirements beyond that provided in the existing tenant space may be installed where available only with prior approval of Landlord, to the specifications of the Landlord at the tenant's expense;

Distribution:

- Provide electrical panels, disconnect switch, transformer and check meter for incoming service at start of construction;
- Check meter must be to the specifications of the Landlord at the tenant's expense;
- Transformer to be mounted below finished ceiling.

Fire Bells:

- Upgrade as required to suit design;
- Conduct an audibility test and turn over results to Landlord.

ELECTRICAL: LIGHTING

Tenant's Responsibility:

Lighting:

- Fixtures to be of commercial grade only;
- Lighting to be glare-free;
- Use only incandescent or metal halide;
- Fluorescent fixtures are discouraged and may be considered only if concealed from view or equipped with three-inch deep parabolic louvers;
- Neon lighting is not acceptable.

WORK AFFECTING LANDLORD ELEMENTS

- For any electrical elements that come in contact with affect Landlord's Structural components, refer to "**STRUCTURAL SYSTEMS**".