


# COUNCIL COMMUNICATION

 CITY OF <b>DES MOINES</b> OFFICE OF THE CITY MANAGER	Number:	<b>22-264</b>	Meeting:	<b>June 13, 2022</b>
	Agenda Item:	<b>76</b>	Roll Call:	<b>22-957</b>
	Submitted by:	<b>Chris Johansen, Neighborhood Services Department Director</b>		

## AGENDA HEADING:

Amending Chapter 60 regarding separation and testing of heating sources in rental units.

## SYNOPSIS:

The amendment would set a date for the separation of forced air heating units to provide a separate unit for each residential rental unit. The amendment would require proof of servicing heating sources every three (3) years to certify they are maintained.

## FISCAL IMPACT: NONE

## ADDITIONAL INFORMATION:

- Sec. 60-185. Separation of shared forced air heating sources.
  - Shared forced air heating sources are unsafe and shall be eliminated so each dwelling unit has a separate heating source with the elimination of shared vents and ductwork by the second renewal inspection after September 1, 2022, and by no later than September 1, 2025.
- Sec. 60-186. Inspections of mechanical equipment.
  - Mechanical heating units, boilers, appliances, air conditioning units, and fireplaces shall be inspected at least every three (3) years, beginning with the first renewal after June 1, 2022, by an Iowa contractor licensed to conduct such inspections prior to the heating season. The contractor shall provide a statement, that shall be provided to the department, stating that the system has been inspected, including, but not limited to, projected life expectancy of the unit, and meet the following:
    - All systems - check the condition of vent pipe connection and chimney. verify combustion air openings and louvers are free of blockage and check the physical integrity of the heat exchanger.
    - Hot water systems - test pressure relief valve, test high limit controls, inspect pressure tanks, clean heat exchange, check fuel input and flame characteristics and adjust if necessary.
    - Steam Systems - test low water cut-off safety controls and high limit safety controls, drain the float chamber to remove sediment, inspect boiler feed water lines, inspect condensate receiver tank and piping, analyze boiler water, and add chemicals as needed to control deposits and corrosion, check for leaks in boiler inside the firebox, on tube sheets, sections and on the shell, check fuel inputs and flame characteristics and adjust as necessary.

- Forced air heating units - check the combustion chamber for cracks, test for carbon monoxide (CO) and remedy if found, adjust blower control and supply air temperature to manufacture specification, clean and oil blower, remove dirt, soot, or corrosion from furnace, check fuel input and flame characteristics and adjust if necessary, check condition of duct work connections.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 19, 2021

Roll Call Number: [21-1150](#)

Action: [Amending](#) Sections 60-3, 60-5, 60-7, 60-10, 60-11, 60-12, 60-15, 60-19, 60-30, 60-31, 60- 32, 60-33, 60-34, 60-35, 60-40, 60-41, 60-42, 60-43, 60-44, 60-45, 60-50, 60-60, 60-76, 60- 85, 60-104, 60-128, 60-144, 60-170, 60-183, 60-192 and 60-193, relating to the housing code. Moved by Gatto that this ordinance do now pass, #[16,027](#). Motion Carried 7-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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