

★ Roll Call Number

Agenda Item Number

47A

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Date September 14, 2009

Communication from Allen Suby regarding electrical codes.

Moved by _____ to receive and file comments.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

City Clerk

47 (A)

Rauh, Diane I.

From: simesuby@cs.com
Sent: Wednesday, September 09, 2009 4:12 PM
To: Rauh, Diane I.; Kiernan, Michael J.; Mahafb@AEDairy.com; vlassis2@mchsi.com; hensley2@mchsi.com; Cownie, Frank; ColemanSeven@mchsi.com; Meyer, Brian J.
Cc: Hulse, Larry D.; CityManager; Van Wart, Rodrick J.
Subject: Final Reading, Electrical Ordinance
Attachments: Area Electrical Requirements.pdf

Hello,

Would someone on the council propose that Sec 26-302-g be dropped form the ordinance.

Christine Hensley stated the surrounding areas are looking to Des Moines to be a leader, but it doesn't look as if Des Moines is contacting the surrounding areas to see how much more Des Moines is restricting the residential owners.

I took the time and contacted the area surrounding Des Moines, and have attached the results of my findings. No other City imposes the magnitude of "add-ons" as does the City of Des Moines.

I am afraid the Electrical Ordinance synopsis has misinformed the council either in error, or it was their intent to do so, by stating "These changes are aligned with the codes adopted by the metropolitan area communities when ever possible."

There are also severe problems with Sec.26-136 ISSUANCE OF PERMITS, but presentation time limits will not allow for a full discussion.

Basically Section 26 limits the permit application to licensed contractors and master electricians, yet the State and City made allowances for different levels such as the Residential Electrician.

Licensing is not a requirement for the permit process in the 2008 National Electrical Code, as the Municipal Code would lead you to believe, This aligns with the International Code Councils, which states owners are to pull their permits, or authorize an agent (or contractor) to pull their permit on their behalf.

As worded, the Municipal Code conflicts with the adopted codes.

This is additional information that I would like to discuss at the next council meeting.

Allen Suby 515 778 3081

Electrical Inspector Contacts

By Allen Suby 515 778 3081

City	City Contact	E-mail	Phone	Comments
Ankeny	Jeff Junker	jjunker@ankenyiowa.gov	515 965 6400	Ankeny has minimal "add ons" See enclosed copy of Web page
Grimes	Scott Clyce	sclyce@ci.grimes.ia.us	515 986 9636 515 961 3036	No "add ons" See Grimes document
Indianola	Chuck Burgin	mrobinson@cityofindianola.com	515 961 9430	Very little "add ons", City has determined that if you add on other requirements, then home owners will not install a new service
Johnston	John Taylor	jtaylor@ci.johnston.ia.us	515 727 7773 515 278 2344	No "add ons" May want owner to install battery operated fire alarms
Norwalk	Tony Straveres	stravers@ci.norwalk.ia.us	515 981 0228 209	No "add ons" They have asked homeowners to make alterations but the additional cost would cause the home owner to cancel the installation
Pleasant Hill	Michael Pardekooper	pardekooper@ci.pleasant-hill.ia.us	515 309 9457	No "add ons"
Urbandale	Roger Schemmel	rschemmel@urbandale.org	515 331 6782	Some "add ons" such as fire alarms GFCIs
Waukee	Dennis Dowel	ddowell@waukee.org	515 978 9533	No "add ons"
West Des Moines	Rich Wolf	richard.wolf@wdm-ia.us	515 222 3630	Some "add ons" He sent Listing
Windsor Heights	Jim Tucker	twindsorheights@msn.com	515 669 6881	Little or no "add ons" May require GFCI in identified areas.

In general, the cities surrounding Des Moines have very little "ad ons" for home owners who wish to install a new electrical service. Those cities that do make additional requirements, limit the requirement to Fire alarms and Ground Fault Interrupters (GFCI).

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Allen,

The City of Grimes adopts and utilizes the NEC 2008 without any amendments or exceptions; we require upgrades during new construction per the IRC 2003 and the IBC 2003. We also have our City ordinances posted online at Grimesiowa.gov.

Thanks,

Scott Clyce
Building Inspector
City of Grimes

Allen;

Windsor Heights' ordinances are less stringent than the proposed DM ordinance and I doubt the City will change their ordinance.

James Tucker
Building Inspector for Windsor Heights.

47A

Richard Wolf, Plans Examiner
City of West Des Moines, Iowa
(515) 222-3630 Fax (515) 273-0602
e-mail. richard.wolf@wdm-ia.com

Residential Electrical Service Upgrade Requirements

When it is desired to install higher amperage electrical service to any residential property, the following items will also be required, with the intent of promoting additional fire and life/safety within the community.

~ Ground fault circuit interrupters to be installed per current N.E.C. locations. This applies to the entire property including outside, garages, and out buildings, etc.

~ Smoke Detectors shall be added, if necessary, to comply with current code locations. Battery only powered smoke detectors will be deemed adequate for this purpose, but hardwired and interconnected detectors are encouraged.

~ Although receptacle spacing as per new construction will not be strictly enforced, habitable rooms should have an adequate number of receptacles. (Typically, at least one per wall and/or kitchen counters.

~ Any hazardous or substandard conditions shall be rectified.

The City is not normally responsible for the service and metering ahead of the disconnecting means. Mid American Energy should be contacted concerning this portion of an upgrade.

The City's policy is to provide disconnection and over current protection within 10 (ten) feet of where the service entrance conductors enter the building.

Electrical Panel/Service Update/Upgrade/Change-out

3/2009

Residential Service Update

- ∨ Service update may be required for additions and alterations. Load calculations may be required.
- ∨ Service upgrade/update/change-out shall be done only by Electrical Contractors licensed by the State of Iowa and registered with the City of Ankeny and shall be permitted and inspected.
- ∨ 100 amp minimum for updated panel – larger as required
- ∨ 2 ground rods required – 6' apart and outside the drip line of eave
- ∨ Water ground, if available, with jumper wire
- ∨ Any Federal Pacific panels must be replaced

Meter Socket Relocation or Change-out

- ∨ New service mast or riser required

General Update Requirements

- ∨ Screw in type fuses shall be eliminated
- ∨ New receptacles shall be grounding type
- ∨ Existing non-grounded receptacles may be replaced with same

Ground Fault Circuit Interrupter Protection Update Requirements

- ∨ Kitchen receptacles shall be GFCI protected
- ∨ Bathroom receptacles shall be GFCI protected
- ∨ Unfinished basement receptacles shall be GFCI protected
- ∨ Garage (attached and detached) receptacles shall be GFCI protected

Smoke Detector Update Requirements

- ∨ Smoke detectors shall be installed in every bedroom, in close proximity to the bedroom(s) and on each floor level of the dwelling
- ∨ If existing wall and ceiling coverings are not removed then battery operated units OK
- ∨ If new construction or existing wall and ceiling finishes are removed then hard-wired smoke detectors are required

Arc Fault Circuit Interrupter Requirement

- ∨ Bedroom addition(s) receptacles or receptacles in a room(s) converted to bedroom(s) shall be AFCI protected

Permitting

- ∨ For other than service upgrade/update/change-out work an owner/occupant may acquire permits for branch circuit wiring after passing the required homeowner's electrical test.