

★ Roll Call Number

Agenda Item Number

50 A

Date August 24, 2009

Communication from Allen Suby, 422 SW Westview Drive, Ankeny, IA
to speak regarding the Electrical Code.

Moved by _____ to receive and file comments.

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

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

Allen Suby

422 SW Westview Drive, Ankeny, IA

I own four homes in Des Moines and also have two children who own homes in Des Moines

At the past council meeting I brought a tire to illustrate what would happen if the City required automobile owners to also replace worn brakes, belts and hoses if they purchased new tires. The "add ons" would cause an outrage and folks would run on old bald tires.

Yet the City is proposing that the electrical inspectors can impose "add ons" to the homeowner if they should chose to purchase a new electrical panel.

All of the " add ons" are included in the brochure Revised Feb. 12, 2009

Final considerations of Electrical Code

SCOPE Section 26-302-G:

1. was written by electricians for electricians.
2. is not recognized by the National Electrical Code (NEC). If it were included, it would have been included in the adoption.
3. is written in the SCOPE section. An obvious attempt to hide the mandate from the public.
4. is not scientifically sound and the City can not prove probability and cost effectiveness.

The SCOPE as adopted and including the addition of Section 26-302-G is more restrictive than the Iowa code and must include administrative provisions for Waivers, Variances and Public Information. As required by the Iowa Code, Administrative Section 17A; for the State Code 103.23.4 Electrical Installation Subject to Inspection ... existing installations shall not be deemed to constitute an electrical hazard if the wiring when originally installed was installed in accordance with the electrical code in force at the time of installation and has been maintained in that condition)

The City inspectors pick on homeowners because they can. The only group the represents the home owner is the Council Member and the Mayor. Please review and reject the final reading of the Council Communication # 09-504 (Amending Chapter 26, Electrical Code Article III, Municipal Code

to Reference 2008 Addition to the National Electrical Code; and Chapter 26 General Articles I)

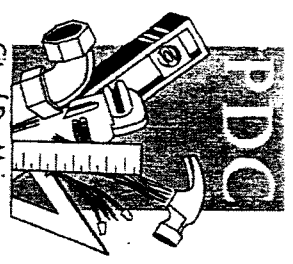
If you as a Council Member, Mayor, and City Manager do not understand the process of making electrical changes in the home, how can the homeowner? It is the homeowner who pays for the electrical products and also pays the real estate taxes.

In Summary to quote from the Iowa Electrical Code 103A.8.6
STANDARDS

The State Building Code shall as far as practical; **eliminate** restrictive, obsolete, conflicting, and **unnecessary regulations and requirements which tend to unnecessarily increase construction costs** or retard unnecessarily the use of new materials, or provide unwarranted preferential treatment to types or classes of materials or products or methods of construction.

Allen Suby
515 778 3081

PS Included is a copy of the old brochure and the new brochure. The old brochure was enforced under Section 8-67 of the old City Ordinance and became obsolete with the adoption of the Des Moines Municipal in early 2000. The council is proposing Section 26-302 G as a new addition. How has this policy (code) been justified all these years?



City of Des Moines
Permit & Development Center
602 East First St. • Des Moines IA 50309

CITY OF DES MOINES ELECTRICAL RESIDENTIAL UPDATE REQUIREMENTS

All new dwellings shall comply with the current adopted National Electrical Code and the City Electrical Ordinance, unless by special permission it is deemed better to do otherwise.

Dwellings being remodeled shall be wired to comply with the current adopted National Electrical Code and the City Electrical Ordinance. If a financial hardship exists, a waiver may be signed giving the owner up to one (1) year to complete the wiring.

Dwellings moved to new locations shall be wired as new construction.

In accordance with Section 8-67, the policy is that when service entrances are altered, the residential structure is required to be updated through out to the following requirements, consistent with the Electrical Code. The exception to this policy is when such alteration consists of a repair to the service entrance.

A. SERVICES



1. 100 Amp minimum.
2. Service entrance shall be larger if load calculations justify.
3. Service entrance conductors shall be installed in metal race ways on and in buildings and other structures.
4. PVC drip pipe allowed for under ground meter sockets if not subject to physical damage.
5. Length of raceway not to exceed 20' feet through building to first point of disconnect.
6. Conduit shall be plugged with duct seal or other approved material where it enters the building.
7. Adequate lighting shall be required in the area of the panelboard.

B. KITCHENS

1. Need minimum of two (2) 20 amp appliance circuits.
2. GFCI protection needed for all counter top receptacles.
3. Built in dishwashers shall have separate 15 or 20 amp circuit.
4. Garbage disposal shall be properly grounded through fixed wiring or cord and receptacle.
5. Switches within 6' of the sink, and lights above sinks shall be grounded.
6. A minimum of two (2) receptacle outlets shall be available in addition to others that may be inaccessible serving appliances.

C. BATHROOMS

1. Ground light fix: are if located above basin.
2. GFCI protect and ground new and existing receptacle outlets.
3. Newly installed bathroom receptacles shall be supplied by a separate 20 ampere branch circuit.
4. No receptacle required if one had never been installed.

D. LAUNDRY

1. One grounded separate 20 ampere circuit required.
2. Receptacle shall be located within 6' of water faucets.

E. BEDROOMS, LIVING ROOM, DINING ROOMS OR OTHER HABITABLE ROOMS

1. A minimum of two (2) receptacle outlets, preferably on opposite walls are required or no more than 20' between them.
2. All existing receptacles, other than where specifically required, may be the two wire type receptacles.
3. All new receptacles added shall be of the grounding type. Where a means does not exist to ground a receptacle, it shall be GFCI protected.
4. A switched lighting outlet shall be provided either by means of a wall switch or pull chain.

F. BASEMENT

1. Correct any deficient wiring.
2. When conduit is used it shall be EMT.
3. Romex and flexible metal raceway type wiring is allowed only when installed in a work-manlike manner. If Romex is drilled through joists it shall be physically protected by being located next to a wall or beam.
4. All new receptacles installed in unfinished basements shall be GFCI protected.
5. All existing receptacles having grounding contacts shall have those contacts effectively grounded.
6. GFCI protected receptacles shall be provided where replacements are made at receptacle outlets that are required to be so protected by the NEC.

G. ATTIC

1. Correct any deficient wiring.
2. If used for storage a light shall be required.
3. Romex type wiring may be allowed if it is not subject to physical damage.

H. OUTSIDE RECEPTACLES, OUTLETS AND LIGHTS

1. GFCI all new and existing outside receptacle outlets.
2. All new and existing outside house and garage lighting fixtures shall be installed to a box that is approved for the purpose.

I. FURNACES AND AC UNITS

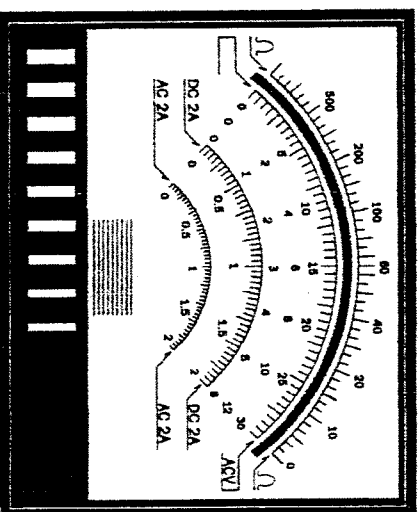
1. A furnace shall have a separate 15 or 20 ampere circuit.
2. A switch shall be provided at the furnace unless the panelboard is within sight.
3. All AC units shall have outside disconnects.
4. The overcurrent protection shall be matched to the AC unit listed rating.

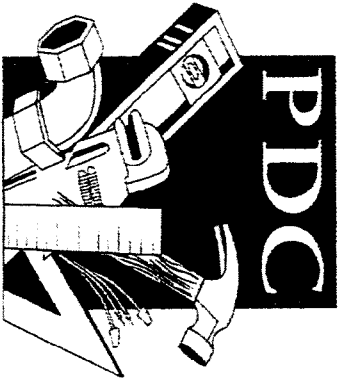
J. GARAGES

1. A disconnect located in the garage is required.
2. EMT conduit is required if wiring is not covered.
3. Romex wiring is allowed if covered by gypsum board, panelling, pegboard or other similar material.
4. GFCI protection is required on all receptacle outlets unless it is a single dedicated receptacle for an appliance or stationary tool or a garage door opener.

When there is a demonstrated need, the electrical inspector shall retain the authority to request additional installations or alterations to help achieve a safe installation.

It shall be the duty of the electrical contractor or his agent to inform the owner of a residence of these minimum requirements.





Permit & Development Center
Community Development Department
602 Robert D. Ray Dr. • Des Moines, IA 50309

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Dwellings moved to new locations shall meet update provisions.

In accordance with Section 26-302(g), the policy is that when service entrances are altered, the residential structure is required to be updated throughout to the following requirements, consistent with the Electrical Code. The exception to this policy is when such alteration consists of a repair to the service entrance.

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