



Roll Call Number

Agenda Item Number

41

Date July 13, 2026

An Ordinance entitled, "AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, Section 26-301, relating to building permit requirements, and by amending Sections 26-407 and 26-408, and repealing Sections 26-406 and 26-409, relating to the electrical code",

presented.

Moved by _____ that this ordinance be considered
and given first vote for passage.

Second by _____.

FORM APPROVED:

(First of three required readings)

/s/ Gary D. Goudelock, Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

Mayor

City Clerk

ORDINANCE NO. _____

AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Section 26-301, relating to building permit requirements, and by amending Sections 26-407 and 26-408, and repealing Sections 26-406 and 26-409, relating to the electrical code.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, heretofore amended, by amending Section 26-301, relating to building permit requirements, and by amending Sections 26-407 and 26-408, and repealing Sections 26-406 and 26-409, relating to the electrical code, as follows:

Sec. 26-301. Building permit required.

- (a) Building permits are required as identified in IBC chapter 1, part 2; IRC chapter 1, part 2; and IEBC Chapter 1, part 2, ISPSC Chapter 1-
- (b) A fee for each building permit shall be paid to the building official in the amount set in the Schedule of Fees adopted by the city council by resolution. The fee for a permit to construct only a foundation for a future building shall be 150 percent of the fee specified in the Schedule of Fees, with the value of the foundation for such purpose being ten percent of the total valuation of the future building and foundation.
- (c) Beginning January 1, 2027 replacement of roof coverings will require a building permit.

Sec. 26-406. ~~Amendments and additions~~ Repealed by Ord. No. --,----

- ~~(a) The remaining sections in this article are and represent amendments and additions to the requirements contained in the State Electrical Code which are more restrictive than the State Electrical Code, and where their requirements conflict with those of the State Electrical Code, the requirements of this article shall prevail.~~

Sec. 26-407. Scope.

- (a) The provisions of this article shall apply to the following:
 - (1) ~~The electrical conductors and equipment installed within or on public and private buildings and other premises~~ The inspection of electrical installations as covered by article 90.2 of the State Electrical Code.
 - (2) ~~The conductors that connect the installations to a supply of electricity, and other outside conductors adjacent to the premises.~~
 - (3) ~~Mobile homes.~~

- ~~(b) Additions to, alterations of, and repairs to existing electrical equipment shall comply with the electrical code. Furthermore, existing electrical equipment that is temporarily exposed or made accessible because of any remodeling or repair of an existing structure, shall be made to comply with the electrical code. In any event, the building official may, when any additions, alterations, or repairs are made, order other reasonable additions or alterations in the electrical equipment of a structure or on any premises when a danger to life or property may result if such other additions or alterations were not made.~~
- ~~(c) Installations which were in compliance with the electrical code in existence at the time such installations were made shall be presumed to be safe and proper, which presumption can be rebutted by evidence that the installation may be dangerous to life or property.~~
- ~~(db)~~ If the classification of a building has been changed due to a change in occupancy, the wiring in the entire building shall comply with all the electrical standards applicable to the new classification. If the occupancy of a building has been changed to a mixed occupancy, with the required fire separation between the mixed occupancy, each occupancy shall comply with its own particular classification and shall be wired in compliance with the electrical standards of its particular classification.
- ~~(ce)~~ No permits are required for electrical wiring of 50 volts or less. Such systems shall comply with the State Electrical Code.
- ~~(fd)~~ The provisions of sections 26-135 through 26-143 and 26-450 through 26-451, inclusive, of this article shall not apply in any respect to persons who are licensed by law to engage in the business of supplying and distributing electricity or the transmission of communication, when the person is installing, operating or maintaining electrical equipment or doing electrical work as an integral part of such business.
- ~~(g) Whenever service entrances are altered or upgraded, residential structures shall be updated throughout to the requirements consistent with the electrical code in accordance with the City of Des Moines Electrical Residential Update Requirements, as amended from time to time.~~

Sec. 26-408. Applicability ~~to moved buildings.~~

~~Residential buildings or structures moved into or within the boundaries of the city shall comply with the electrical code in accordance with the City of Des Moines Electrical Residential Update Requirements, as amended from time to time.~~

- (a) **New Installations.** The State Electrical Code applies to new installations. Buildings with construction permits dated after adoption of the State Electrical Code shall comply with its requirements.
- (b) **Existing Installations.** Existing electrical installations that do not comply with the provisions of the State Electrical Code shall be permitted to be continued in use unless the Building Official determines that the lack of conformity with the State Electrical Code presents an imminent danger to occupants. Where changes are required for corrections of hazards, a reasonable amount of time shall be given for compliance, depending on the degree of hazard.

(c) **Additions, Alterations, or Repairs.** Additions, alterations or repairs to any building, structure, or premises shall conform to that required of a new building without requiring the existing building to comply with all of the requirements of the State Electrical Code. Additions, alterations, installations, or repairs shall not cause an existing building to become unsafe or to adversely affect the performance of the building as determined by the Building Official. Electrical wiring added to an existing service, feeder, or branch circuit shall not result in an installation that violates the provisions of the State Electrical Code at the time the additions are made.

Sec. 26-409. Service-entrance requirements ~~Repealed by Ord. No. --,---~~.

- ~~(a) — All service entrances in and upon buildings and structures within the city shall be of the class known as "rigid metal conduit (RMC), intermediate metallic conduit (IMC), or electrical metallic tubing (EMT)," except as provided in this section.~~
- ~~(b) — Underground service entrances for all buildings except in single family, two family, and row dwellings shall be of moisture resistant wire installed in rigid metal conduit or approved non-metallic raceway such as schedule 40 polyvinylchloride (PVC) or its equivalent.~~
- ~~(c) — Other provisions of this section to the contrary notwithstanding, that portion of an underground service lateral that is installed by an electrical contractor, but is owned and maintained by a business licensed by law to engage in the business of supplying and distributing electricity, may be of a type used by such a business for such an installation.~~
- ~~(d) — All direct burial cable used by the utility company for the purpose of distributing electrical current within the city, shall be placed and located in the ground a minimum depth of 30" below the proposed final grade. No separation shall be required between electrical conductors and communications conductors when laid in a common trench.~~
- ~~(e) — Underground service entrance risers, to the meter, may be schedule 40 PVC, when not subject to physical damage.~~

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

FORM APPROVED:

/s/ Gary D. Goudelock, Jr.

Gary D. Goudelock Jr.
Assistant City Attorney