

AN ORDINANCE ADOPTING THE NATIONAL ELECTRIC CODE, 2000 EDITION, AND ALL FUTURE SUPPLEMENTS, AS THE ELECTRICAL CODE FOR THE CITY OF GARDEN RIDGE, TEXAS; ESTABLISHING AND REGULATING THE MINIMUM REQUIREMENTS FOR ELECTRICAL WORKS PROVIDING PERMIT FEES; PROVIDING ELECTRICAL INSPECTION REQUIREMENTS FOR ALL NEW, MODIFIED, RENOVATED, ALTERED OR FUNCTIONALLY CHANGED ELECTRICAL WIRING OR WORK ACCOMPLISHED OR PERFORMED ON ALL BUILDINGS, STRUCTURES, WALLS, FENCES, SHEDS, OUTBUILDINGS, WATER WELLS, SWIMMING POOLS, AND OTHER PROJECTS PROVIDING FOR ADMINISTRATION AND ENFORCEMENT OF THE ADOPTED ELECTRICAL CODE; PROVIDING FOR A PENALTY FOR FAILURE TO OBTAIN THE REQUIRED PERMITS, REQUIRED INSPECTIONS, OR OTHER VIOLATION OF THIS ORDINANCE OF A FINE OF NOT LESS THAN TWO HUNDRED DOLLARS (\$200.00) NOR MORE THAN TWO THOUSAND DOLLARS (\$2000.00) FOR EACH VIOLATION, WITH EACH SUCCEEDING DAY CONSTITUTING A NEW VIOLATION; PROVIDING FOR A TIME LIMIT ON VALIDITY OF ELECTRIC PERMITS ISSUED; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Garden Ridge deems it necessary to adopt this Ordinance providing requirements for the installation and maintenance of building construction in order to protect the health, safety and welfare of the citizens of Garden Ridge.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS:

SECTION 1: THAT, City Ordinance Number 20, City of Garden Ridge, Comal County, Texas, dated March 6, 1991, And all amendments thereto, is hereby superceded.

SECTION 2: THAT, the City of Garden Ridge, Texas, hereby adopts minimum electrical requirements for all new, modified, renovated, altered or functionally changed electrical wiring or electrical work accomplished or performed on all buildings, structures, walls, fences, appurtenances, outbuildings, water wells, swimming pools and other projects requiring electricity within the City of Garden Ridge and that the following standards and provisions, and those attached hereto as part of this Ordinance, shall constitute and be known as "The Electrical Code" and are herein referred to as "the code":

- a. The National Electric Code, 2000 Edition, and all future amendments thereto; and
- b. The Minimum Electrical Requirements of The City of Garden Ridge, as specified in Attachment No. 1 to this Ordinance.

SECTION 3: THAT, the City of Garden Ridge may, from time to time, determine that local modifications to the National Electric Code, 2000 Edition, and its supplements, are necessary and appropriate to meet the unique construction needs of the City of Garden Ridge, Texas.

SECTION 4: THAT, this code is hereby declared remedial, and is intended to secure and protect the public safety, health, and general welfare with electrical standards that protect life and property from fire and other hazards associated with the design, Installation and use of electrical devices or equipment.

SECTION 5: THAT, a copy of the adopted code shall be maintained as a public record in the Garden Ridge City Hall and references will be available for public inspection and copy during regular business hours.

SECTION 6: THAT, the provisions of this Ordinance shall apply to all electrical wiring and equipment installed, used or maintained in the City of Garden Ridge, except the utilities or public service employees engaged in construction or maintenance of their own duly permitted facilities and equipment.

**SECTION 7:** THAT, the Electrical Inspectors for the City of Garden Ridge shall have the following powers and duties, in addition to other powers and duties authorized by this Ordinance:

- a. The Inspector, as properly identified, may enter the structure portion of any building or premises during reasonable hours to perform any duty imposed upon him by this code.
- b. The Inspector shall assure that a permit is issued for each job requiring any type of electrical work; shall assure that established electrical permit fees are properly paid; and shall assure that all work done under such permits is accomplished in accordance with this Ordinance and under the direct supervision of a person or persons licensed as required by this Ordinance.
- c. The Inspector has the authority to issue verbal and written instructions to property owners, electrical workers and electrical contractors to effect immediate correction of any detected unsafe electrical condition. Where major rewiring is to be done on an existing building and where the remainder of the wiring is inadequate or unsafe, the owner may be required to update the entire wiring system if the considerations of Section 4 of this Ordinance apply.
- d. The Inspector has the authority to issue a "Stop Work" order upon noticing that electrical work on any building or structure is being accomplished in violation of the code, or in a dangerous or unsafe manner. Such notice shall be in writing and shall be given to the owner of the property, or to the owners agent, or to the person so doing the work and shall state the conditions under which work may be resumed. Where an emergency exists, a "Stop Work" order can be verbal, provided a written notice is given within the following two workdays.
- e. The Inspector may revoke a permit or approval, Issued under the provisions of this Ordinance, in cases where there has been any misrepresentation, false statement, or misunderstanding as to a material fact in the application or plans on which the permit or approval was based.
- f. The Inspector may order curtailment of all electrical power to any building or structure which, in his opinion, is electrically unsafe so as to create or pose a hazard to life; constitute a fire-hazard; or be otherwise dangerous to life or property. Any such building or structure is considered, and is hereby declared, illegal and shall have the electrical power removed or disconnected and shall then be abated by repair, rehabilitation or demolition in accordance with condemnation procedures outlined in the Southern Standard Housing Code, Southern Standard Building Code, or as may be adopted by the City of Garden Ridge.

**SECTION 8:** THAT, disputes arising from administration of this code which cannot be resolved between the Electrical Inspector and a permittee will be brought to the attention of the City Administrator. The City Administrator will, in turn, refer such disputes to the Garden Ridge City Council for resolution. In all decisions, rulings of the Garden Ridge City Council are final, save further appeal to the courts. The Garden Ridge City Council will hear appeals of suspension, revocation, or denial of privilege to work In the City of Garden Ridge.

**SECTION 9:** THAT, the electrical service and wiring of all buildings and structures, both new and existing, shall be maintained in a safe and operating condition unless electrical service is completely removed from such building or structure. Electrical wiring for which the owner no longer has use, need, or desire for and therefore disconnects from its electrical source shall be completely removed from the building or structure unless electrical service to such structure be completely removed. The owner or his designated agent shall be responsible for the electrical maintenance of buildings and structures.

**SECTION 10:** THAT, any electrical requirement deemed necessary for the safety of life or property which is not specifically covered by this code will be determined by the City of Garden Ridge Electrical Inspector.

**SECTION 11:** THAT, members of the City Council of Garden Ridge having an interest in a building, structure or project being inspected are hereby restrained from participating as a Council member in any deliberation or discussion requiring a decision by the City Council regarding inspections and requirements for said building, structure or project.

**SECTION 12:** THAT, individuals charged with enforcing this code, acting for the applicable government body in the

discharge of their duties, shall not thereby render themselves personally liable and are hereby relieved from all personal liability for any damage that may accrue to persons or to property as a result of any act required or permitted in the discharge of their duties. Any suit brought against any officer or employee because of such act performed by in the enforcement of the code requirements herein outlined shall be defended by the City of Garden Ridge until the final termination of any such proceedings.

SECTION 13: THAT, the release from liability outlined in Section 12 of this Ordinance, shall not be construed to relieve from or to lessen the responsibility of any party owning, operating or controlling any electric wiring, apparatus, device, appliance, fixture or equipment for damages to persons or property caused by any defect therein, nor shall the City of Garden Ridge be held as assuming by this Ordinance any such liability by reason of the inspection or inspections authorized or required herein or the certificates of approval issued as herein or otherwise provided.

SECTION 14: THAT, electrical inspections required by the City of Garden Ridge will be based on the originally approved electrical plans for the residence or approved electrical project. Any changes or modifications to the originally approved plans which are in substantial variance with the approved drawings and specifications will be submitted to the Electrical Inspector for approval prior to such changes being implemented. Failure to have a City Electric Inspector perform any electrical inspection required by this Ordinance is considered a violation of this Ordinance subject to the provisions of Section 18. The electrical inspections required by the City of Garden Ridge are as follows:

- a. An initial inspection will be made at the beginning of work; and
- b. A rough—in inspection will be made when rough—in is completed; and
- c. An inspection is required to assure that all wall outlets, panel covers and switches are in place, if a Temporary On Permanent Set (TOPS) hookup is requested.
- d. A re-inspection is required when a violation of this code is discovered or detected during any inspection or when a violation of this code is reported to, and is confirmed by, any Electrical or Building Inspector of the City of Garden Ridge. A re-inspection fee of fifty dollars (\$50.00) shall be assessed for each required re-inspection and must be paid before the re-inspection is accomplished.
- e. A final inspection is required on completion of all electrical work. The final inspection must be approved by the City's Electrical Inspector before a Certificate of Occupancy is issued.

SECTION 15: THAT, unless specifically exempted by the following subparagraphs, it shall be unlawful for any individual, be he or she self—employed or working for a company, corporation, partnership or other business entity, to engage in the installation, alteration or changing of any electrical wire, wiring system, electrical apparatus or electrical project In any building or structure In the City of Garden Ridge, unless he or she possesses a valid, unexpired Master Electrician license issued by the State of Texas.

- a. A Master Electrician may employ an apprentice electrician not possessing a valid license but the apprentice electrician may not, at any time, perform electrical work unless such work is accomplished under the immediate supervision of a Journeyman or Master Electrician holding a current valid license.
- b. A person not holding a Master Electrician license from the State, but having the equivalent qualifications and experience, may submit proof to the Electrical Inspector with a request for a permit to engage in electrical work. The Electrical Inspector will review and verify the facts and circumstances and submit their recommendations to the City Council for final action.
- c. Nothing herein contained shall be construed to prevent a property owner from doing electrical work in a building owned and used as his or her own personal, single family, residence, provided that the property owner must actually perform the work and that no person other than the actual owner shall do any part of the work unless that person is in possession of a Master Electrician license in full compliance with all provisions of this Ordinance, and further provided that all work performed, and material used, shall meet the requirements of this Ordinance, with the Electrical Inspector's approval.

SECTION 16: THAT, the holder of a Master Electrician license desiring to perform or have his or her employees perform electrical installation, repair, alteration or extension of any existing electrical system in the City of Garden Ridge, shall apply to the City of Garden Ridge for a permit to perform such work.

- a. The request for permit shall be submitted prior to commencing any work, including Installation of temporary service. The application for permit must be accompanied by a copy of the electrical plan for the residence or other structure and the applicable specifications.
- b. The fee schedule for electrical permits is as outlined in City of Garden Ridge Ordinance No. 11. In cases where electrical work has been started prior to securing a required permit, the permit fee shall be double the fee for the applicable category of permit.
- c. The holder of a Master Electrician license may designate in writing, to the City of Garden Ridge, an agent authorized to sign permit applications in his or her place. Such authorization shall in no way alter or relieve the Master Electrician from any responsibility or legal liability of complying with this Ordinance nor responsibility for safe and satisfactory performance of any such work done under authority of a permit signed by such agent.
- d. Electrical permits are normally valid for one (1) year from date of issuance and may be extended for a period of six (6) months, If construction has not been started within the one (1) year period, the permit becomes Invalid and the temporary service will be ordered disconnected by the City Public Service.

SECTION 17: THAT, it is hereby declared to be the intention of the City Council of Garden Ridge that all phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable and that if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 18: THAT, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with any provision of this Ordinance shall, upon conviction, be fined not less than two hundred dollars (\$200.00) nor more than two thousand dollars (\$2,000.00) for any violation involving fire safety or public health and shall be fined not more than five hundred dollars (\$500.00) for all other violations of this Ordinance. Each day that a violation persists shall constitute a new and separate offense. Serious violations of this code by electricians, bearing on their ability or integrity, will be reported to the licensing municipality when warranted.

SECTION 19: THAT, this Ordinance shall take effect immediately upon its passage, approval and publication according to law.

PASSED AND APPROVED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS, THIS 1st DAY OF MAY, 2002.

Attachment

1. Minimum Electric Requirements of the City of Garden Ridge.

  
JAY, F. FEIBELMAN  
MAYOR

ATTEST:

  
NANCY CAIN  
CITY SECRETARY

MINIMUM ELECTRIC REQUIREMENTS OF THE CITY OF GARDEN RIDGE

The following electrical work standards and provisions are incorporated as part of City Ordinance #20 and apply to all electrical work performed in the City of Garden Ridge, Comal County, Texas.

1. Temporary Electrical Service. Temporary electrical service will not be provided for construction of a building or structure until the electrical permit has been obtained. Temporary services will be for a duration of one hundred and eighty (180) days and may be extended where conditions warrant.
2. Permanent Electrical Service. Permanent electrical service will be provided when the final electrical inspection is completed and any discrepancies are corrected, and all other Ordinances of the City of Garden Ridge, Canal County, Texas, applicable to the construction project have been complied with. Upon completion of these requirements, the Electrical Inspector will notify the City Public Service Board (CPSB) to make the final electrical hookup. Initial connection to a permanent meter loop will normally be a Temporary On Permanent Set (TOPS), pending completion of all electrical and other required work.
3. All single phase services and branch circuits will be protected by over-current devices of an automatic type or suitable substitute. Screw type fuses are not authorized.
4. The means for disconnecting all conductors within a building or structure must be mounted on the outside of the building or structure. The owner of the property may padlock the disconnecting means to a commercial building.
5. It shall be unlawful and considered a violation of this code for any unauthorized person to remove the Utility Company Seal on a metering device or by bridging or making connections ahead of metering devices resulting in unmetered electrical energy to be delivered or be available for any purpose.
6. Metal shielded cable, either flexible or rigid, shall not be used unless the conductors are pulled on the job, and acceptable fill ratios are observed in accordance with the National Electric Code, or thirty— six (36) inches or less in length and their specific application is approved by the Inspector.
7. Open wiring of the type known as “knob & tube” is not authorized under any conditions.
8. No more than eight (8) outlets may be installed on any one circuit. A switch is not considered an outlet for purposes of this calculation.
9. No wire smaller than #12 copper will be used in any installation except control wiring as defined in the National Electrical Code and absolutely no aluminum wiring will be used.
10. Open wire is approved for temporary installations only so long as a temporary construction loop is the sole source of available service.
11. Temporary construction meter loops may not be physically attached to a building or structure to which it provides service.

12. Permanent meter loops must have a rigid riser of 1—1/4" for 100 AMP's and 2" for 200 AMP's. Larger services will require proportionately larger risers. The service head (weather proof) must be no lower than 12—1/2" above final grade no higher than 18". The Inspector is responsible for providing a detailed illustration of the manner in which meter loops are to be assembled and secured. Any structure with over five (5) 110-volt branch circuits shall have a minimum of a 100 AMP entrance service and a minimum of No. 2 THW conductors.

13. Permanent meter loops intended to service mobile homes, barns or other structures not intended for residential purposes will be mounted on a utility pole unless specifically authorized by the Inspector.

The service entrance conductors from the meter may be run overhead or underground provided all NEC requirements and those of this code are satisfied.

14. On brick, rock or masonry structures, meter bases, meter cabinets and service panels must be surface mounted.

15. Service panel disconnecting means and meter bases shall be located so that the center of the operating handle(s) shall be not less than three (3) feet not more than six (6) feet above final grade. On apartment buildings and commercial structures where space limitations require, the meter bases and service panels may be installed in two tiers as near as possible to the immediate preceding requirement of this paragraph. The meter base must, in all events and situations, be between five (5) and six and one-half (6—1/2) feet above final grade.

16. Driven or buried grounding rods shall be the preferred method of grounding each service unless specifically approved by the Electrical Inspector. The rod will be copper clad or galvanized and be not smaller than 5/8" by eight (8) feet. Measured resistance shall be 15 ohms or less.

17. All electrical conductors must clear all gas pipes by at least six (6) inches. Electrical conduit or EMT must not touch gas pipes or other electrical conductors. Conductors, conduits or EMT's must not touch any water piping.

18. Metallic boxes; where non—metallic sheathed cable is used, will be provided with suitable clamps which will be tightened to hold firmly without damaging the cable. The cables will be secured within seven (7) to twelve (12) inches of each box by approved staples, straps or fittings.

19. The minimum sized conductors for an electric range shall be #6 copper.

20. All electric conductors in hospitals, nursing homes, schools, churches, theaters and other structures intended for public gathering shall be installed in conduit or electrical metallic tubing.

21. All electric conductors in structures used for commercial purposes other than apartments will be installed in conduit or electrical metallic tubing.

22. Any building or structure that is converted to a place of public gathering or a commercial use except apartments will be electrically wired in conduit or electrical metallic tubing prior to electrical service being provided.

23. Outlets supplying electricity to the following appliances shall be on a separate receptacle circuit: Attic fans, garbage disposal units, dishwashers, dryers, washing machines, deep freezers, electric water heaters, electric ironers, electric bathroom heaters, motor operated heating units, window type air conditioning units, electric ovens, electric cook tops, trash compacters, refrigerators, and any other fixed motor driven appliance. Each duplex electrical outlet over the worktable in the kitchen shall be a separate circuit. Unless otherwise approved, the maximum sized overload protection on domestic lighting and wall outlets will not exceed 20 AMP's. Equipment tested above will require wire sizing and overload protection in accordance with the need and provisions of the NEC.

24. Sheds, outbuildings, accessory buildings or accessory equipment may be electrically served from the primary building provided such service is run overhead at least twelve (12) feet above grade or buried eighteen (18) inches, unless in rigid conduit or encased in two (2) inches of red dyed concrete.

25. No service conductors, nor other conductors, shall be installed nor operated over any sidewalk, driveway or alley, unless

they are a minimum of twelve (12) feet above such service.

26. All receptacles will be installed with proper polarity.

27. Before final inspection, all circuitry in interior and exterior distribution panels shall be completely and accurately labeled.

28. Electrical contractors will place their label inside the main distribution panel. The label will include the contractor's name, address, telephone number, and the Garden Ridge Electrical Permit Number.

29. Where the air conditioner compressor unit is not within sight of the main circuit breaker controlling its circuit, a separate safety disconnect will be provided which is visible from the unit.

30. EMT will not be used in contact with the earth.

31. Receptacle outlets will be as specified In the National Electric Code 210—52.

32. The use of three (3) conductor cable with two (2) insulated hot conductors and one (1) uninsulated neutral/ground conductor with a nonmetallic outer covering for all panel feeders from outside disconnecting means for residential use is permitted.

33. Feeders to a range, wall mounted oven, counter mounted cooking unit, or clothes dryer may originate at a lighting and power panel.

34. The neutral conductor shall not be interrupted by switches, fuses, or breakers, except as provided by the NEC for fuel dispensing facilities.

35. The use of ground fault interrupters (GFI) is required in accordance with the National Electric Code.

36. All distribution panels, wall receptacles, ceiling and switch boxes will be grounded.

37. All ceiling outlets will be provided with a neutral pigtail.

38. For swimming pools, spas, hot tubs and similar projects~ all metal parts located within five (5') feet of water will be bonded together. A #8 solid bare copper wire will completely encircle the pool area and will be bonded to the reinforcing bars, mesh, wet & dry niches, lighting fixtures, ladders, deck box, diving boards, and any other metal in the area. All supplying circuits must be GFI protected as specified in the N.E.C.

39. Any conduits, either metal, plastic or PVC, being run underground to a tree for the purpose of a GFI outlet or a switch, or both, for pool equipment or tree lights will not be affixed directly to the tree. The conduit as well as the boxes for said purpose will be required to have a 1" x 4" cedar board backing.

40. Conduit raceways in concrete slabs for the purpose of floor outlets, kitchen island outlets, etc., will be "schedule 40" PVC only. Carflex or ENT are not acceptable.