

-MINUTES-

Date: 4/24/19

Time: 10:00 a.m.

Location: 705 North Ave, Norwalk IA 50211

1. Call to Order
2. Roll Call (X-present, A-absent)
  - Jeff Duehlmeyer - A
  - Ron Frazee - A
  - Ryan Mayer (Chairman)- X
  - Corey DePenning (Secretary)- X
  - Erin Wiggins - A
  - Chad Layland - X
  - Mike Webster (Vice Chairman) - X
  - Luke Nelson (Exec Board Liaison) - X
3. Approve Agenda - Motion by Chad, second by Corey to approve agenda. All Ayes.
4. Public Comment -
5. Previous Meeting Minutes: - Motion by Mike, second by Chad to approve the minutes as submitted. All Ayes.
  - a. February 13, 2019 - approved
6. Items from NEC/IECC:

**Proposed addition to NEC.**

**Add 215.13 Prohibited Locations**

**Add 215.13.1 Townhomes not to be supplied through another.**

Feeders supplying a townhome shall not extend through any townhome unit other than the unit served. For the purposes of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

**Review information from David Kuhn.**

**David Kuhn was present and presented information. The intent of the proposal is to prevent a feeder from running through another unit. A fire in any one unit can create critical issues for the other townhome owners. David handed out a survey from other communities.**

**Mike discussed that it doesn't seem right that this type of regulation only impacts townhomes for the purpose of safety, but in an apartment complex the exact same issue exists. If we think about affordable housing these types of additional regulations create further financial burden that doesn't seem to be consistent among living space.**

**It was noted that from the community survey that was done there is not consistent feedback or agreement about the proposal. Chad noted that there did seem to be some consistency for the concept of permitting feeders to be run through adjacent townhomes if a recorded easement was provided.**

*Ryan made a comparison of a single family home with a detached garage where a disconnect is required even when it is the same property owner. Townhomes are legally two separate structures but currently don't require that disconnect.*

*Chad noted that he is supportive of a restriction of some type but it depends on where the physical feeder line is allowed.*

*Mike asked if the proposal, as written, allows for easements (red line easements) to be created that would then still allow feeders to run through concealed space. The answer given by several in attendance, "yes, individual communities could allow that 'exception'."*

*Chad noted that the IRC Committee addresses that feeders shall not cross property, which seems very restrictive. The proposal before our NEC Committee seems to be less restrictive that allows more alternatives for the location of the feeders. Chad then noted that having unlocated feeders outside of a home can be a danger as well. It's dangerous for someone digging behind their townhome. Chad also noted the idea of "easements" don't address the safety component.*

Motion by Ryan Mayer, second by Corey DePenning to recommend the following language be adopted by the Executive Committee:

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**Exception:** If a recorded easement is established in a concealed space or attic within a townhome unit, feeders are allowed within that easement.

Member	Motioned	2nd	AYE	NAY	ABSTAIN
Jeff Duehlmeyer					
Ron Frazee					
Ryan Mayer	X		X		
Corey DePenning		X	X		
Erin Wiggins					
Chad Layland			X		
Mike Webster			X		

Need four "Aye" votes to pass.

**7. Other New Business**

**8. Adjourn -**

**Next meetings:**

Possibly no further meetings if all action items are voted for recommendation to the Exec Committee.