

IMPORTANT NOTICE TO ALL NEW HOME BUILDERS

Early Release of Electrical Power

Effective May 1, 2006 the release of electrical power on a temporary basis will no longer be permitted. Due to the need to properly test certain electrical components, the building must be energized prior to the final electrical inspection. This will apply to all new single-family residences, duplexes, condominiums and townhouses.

The Early Release Program is based on the 2003 edition of the Virginia Uniform Statewide Building Code which requires the early release of power to one or two family dwelling units when all of six requirements of Section E3501.8 have been approved. Additionally, the Neighborhood Services Department requires three conditions to be met until such time as the final certificate of occupancy is issued. These conditions are:

E3501.8

1. The service wiring and equipment, including the meter socket enclosure, is installed and the service wiring terminated.
2. The grounding electrode system is installed and terminated.
3. At least one receptacle outlet on a ground fault protected circuit is installed and the circuit wiring terminated.
4. Service equipment covers are installed.
5. The building roof covering is installed.
6. Temporary electrical service equipment shall be suitable for wet locations unless the interior is dry and protected from the weather.

Additional Conditions by Neighborhood Services

1. The structure will not be occupied until a certificate of occupancy is issued.
2. The service panel box will remain covered at all times and will not be subject to weather conditions that may create a hazard.
3. A placard issued by the Neighborhood Services Department must be affixed to the outside surface of each exterior entrance to the structure including any entrance from an attached garage into the dwelling, and to the outside surface of

the energized panel box. The placards must remain in placed until the certificate of occupancy is issued.

Only the **building permit holder** is eligible to apply for the required early release. At the time the building permit is issued, the permit applicant will be required to complete the Early Electrical Service Release Request form and a one-time \$25.00 fee charged. The permit applicant will be issued the necessary placards to be posted as required at the time the building is energized. Once the electrical contractor requests and receives a service inspection, Dominion Power will be authorized by this office to energize the building.

If at any time after the structure has been energized, an inspector determines a hazardous condition exists or non-compliance with any of the required conditions, the electrical service shall be disconnected without notice to the permit holder and "Stop Work Order" shall be posted noting unsafe conditions.

Through this process, the permit holder and the City will notice an improvement in services. The permit holder will no longer be required to renew a temporary release for power every thirty days and the City will have an opportunity to perform improved inspections with the structure being energized.

Should you have any questions about this process, please contact Patrick Hughes, Director, or Robert Smalley, Code Compliance Manager at 382-6018.

PMH:jc