



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

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**NEVADA COUNTY
BUILDING DEPARTMENT POLICY**

Subject: Electrical Service Permits	Policy #: BD-CSC-18-002
Original Policy: September 18, 2018	Last Revised: N/A

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1. Purpose:

On occasion the Building Department is requested to review and issue permits for new electrical services not associated with a new residence or commercial building. At times service requests are for the purposes that create unsafe conditions, violate zoning or building code standards, or are for unknown reasons creating conditions where staff are unable to approve a permit. The purpose of this policy is to provide further clarity when electrical service permits will be issued for parcels.

2. Analysis:

Over recent years the County has experienced an increase in the number of new or upgraded electrical service requests. In some cases, these requests have been on property vacant of any structures and may or may not have a water well. From a land use requirement, a property must have an approved primary use in order for the Building Department to issue permits. Typically, the approved primary use is established through the permitting and construction of a residential or commercial building. However, there are times when the primary use of a property may be an agricultural operation without a residence present on the property. Often in these cases it is more difficult to establish a verified approved use if the agricultural activities are proposed and not already established. This requires the Building Department to work closely with the Planning Department and the Agricultural Commissioner to determine the validity of the proposed use. This effects our ability to issue permits for accessory structures, such as, barns and electric service, when no actual primary use has been established on the property. In an effort to guide staff in making these decisions, the following guidelines should be used to determine when a new or upgraded electric service request can be granted.

3. Policy:

Electric Service for Residential Properties

- Electric services shall not be allowed on vacant and undeveloped property.
- Temporary power may be granted for construction of primary residences and subdivisions. Temporary power shall not be allowed until the associated residential building permit has been obtained; temporary power may be issued for subdivisions if the site improvement plan permit

for the development has been issued. *The temporary power permit must be issued as a separate permit.* Temporary power shall not be connected to a structure and shall be established on an Electric Company approved temporary panel board with outlets to aid in the construction of the structure(s). Feeders from the electric service panel to other outlets within a subdivision may be allowed.

- Permanent electric services may be issued for each residence and may be included as part of the new home building permit. Permanent electric services shall not be released for connection to power until after the foundation has been poured and walls or integral supports have been installed to properly support the electric service in its permanent location (early power). Early power requests must have a minimum of one temporary 20 amp outlet on a GFCI breaker/outlet for power to be released.
 - Permanent service may also be established on a utility district/power company's approved service mount, separate from the residence. The meter shall not be released until the foundation has been poured and the, conduit, feeder, and subpanel have been installed and it meets the requirements for early power as noted above.
- Residences may obtain a 200 amp service without justification. Larger electric service requests shall be reviewed by a Building Department staff member to determine acceptable justification (e.g. the home has multiple AC units, pool and spa equipment, multiple accessory structures with power, etc.).
- Additional electric services may be allowed on a case-by-case basis. For example, agricultural operations. Confirmation from the Agricultural Commissioner may be required for verification of agricultural operations.

Electric Service for Commercial Properties

- Electric services shall not be allowed on vacant and undeveloped property.
- Temporary power may be granted for construction of commercial properties, including multi-family residences. Temporary power shall not be allowed until the associated building permit or site improvement plan permit has been obtained. The temporary power permit must be issued as a separate permit. Temporary power shall not be connected to the structure and shall be established on a utility district/electric company approved temporary panel board with electrical outlets to aid in the construction of the structure(s). Feeders from the electric service panel to other outlets within a subdivision may be allowed.

Multiple suites

- Multi-family residences are allowed to have separate meters for each unit.
- Hotel/motel buildings are not allowed to have multiple meters. Except where justification is shown for the need of additional services for separate uses within the hotel/motel building (e.g. leased retail or restaurant spaces).
- Multi-building commercial complexes may have separate meters at each building and may have separate meters for each tenant space.

NOTE: Multiple meters serving one building shall be co-located at the building or as otherwise approved by the utility district/electric company and the Building Department.

Electric Service for Agricultural Properties

- Electric services shall not be allowed on vacant property.
- Electric services for Agricultural water wells, are permitted to obtain a 100 amp electric service. The permit for the water well shall be issued prior to the issuance of the electrical service permit. Electric service shall not be released for connection until the well has been drilled, rough electrical installed, and the use of the utility established. Larger electric services may be approved on a case-by-case by case basis, provided adequate justification is provided (*obtain approval from the Director of Building or approved designee*). In cases where larger services

are requested, to establish an agricultural use, approval from the Agricultural Commissioner is required to verify the need for such a service to establish the proposed agricultural operation. If a legitimate agricultural use is not clearly defined (established winery, established Christmas tree farm, etc) a farm management plan is required from the farm advisor or Nevada County Resource Conversation District to be submitted to the Building Department for review at time of permit application.

4. Policy Interpretation:

The Director of Building and/or approved building department designee shall have the authority for the interpretation of this policy.

Policy Initiated By: Craig Griesbach, Director of Building

Approved: _____ Date: _____

Craig Griesbach
Director of Building