

Excerpt from [Ordinance No. 20160623-099](#), repealing and replacing Article 12 of City Code Ch. 25-12 to adopt the 2015 IECC and Local Amendments, p 22-23.

R403.5.5 Water Heating With Adjacent Gas Service. Residential buildings having existing or planned natural gas service or equivalent district gas service located within the adjacent right-of-way, shall not use electric resistance as the primary means for heating water.

Residential buildings not having natural gas service or equivalent district gas service located within the adjacent right-of-way, may install electric resistance water heaters controlled by a preprogrammed water heater timer in lieu of gas fired water heating. The timer shall be preprogrammed to turn the water heater off between the hours of 3:00 p.m. and 7:00 p.m. from June 1 to September 30 and from 12:00 a.m. to 4:00 a.m. throughout the year. The timer shall have a readily accessible override, as defined by the building official, capable of restoring power to the water heater for one hour when activated. The timer shall be permanently programmed by the manufacturer or locked to prevent alteration of the programming by the building occupants.

Buildings that are accessory to a residential building are considered residential buildings for the purposes of this section.

Exceptions:

1. Electric resistance water heater that is secondary to a primary system where the primary system is documented to provide at least 75% of the hot water from June 1 to September 30 and at least 50% of the hot water from October 1 to May 31. The secondary electric resistance water heater in such a system shall be controlled by a pre-programmed timer.
2. Heat pump water heaters where electric resistance is the secondary means of heating.
3. Existing residential buildings where the furnace and water heater are housed in a common interior mechanical room. Electric resistance water heaters installed in these buildings shall be controlled by a pre-programmed timer.
4. Electric resistance water heaters with a rated requirement of 3500 watts or less. Electric water heaters will be controlled by a pre-programmed timer

R403.9 Space Heating. The use of electric resistance as a primary source of space heating is prohibited in all dwelling units having a conditioned floor area in excess of 500 square feet.

Exception: Buildings where dwelling units are cooled using chilled water.