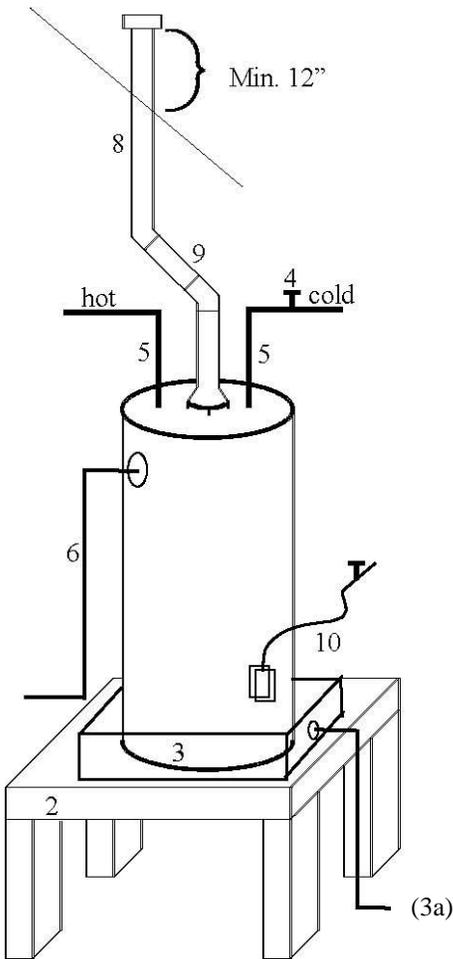


WATER HEATER REQUIREMENTS



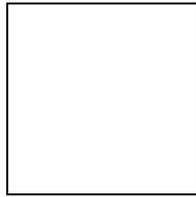
Item 1, 7, 11 not shown.

FACTS:

1. A \$50.00 plumbing permit is required for water heater installations.
2. Installation of a water heater requires an inspection. Every attempt will be made to honor a homeowner's schedule.
3. When an appliance is replaced, all life/ safety code requirements must be met.
4. Unions are required for hot & cold water lines and T&P discharge line.

1. Location Access and Working Space (not shown)	Gas water heaters prohibited in bathroom, bedroom, and storage closet. Working space: 30 inches x 30 inches. Attic Location: (Existing homes only) 30 inch walkway required with 30 inches x 22 inches access door. Shall be easily accessible for maintenance or replacement. Exterior location: Water heaters must be protected from the elements and must be accessible from a minimum 24 inch wide door.
2. 18 inch stand	Required when a water heater (Gas or Electric) is installed in a garage.
3. Corrosion Resistance Pan	Required for ALL installations adjacent to living space. The pan shall not be less than 1.5 inches deep and shall be of sufficient size and shape. Corrosive resistant ¾ inch drain line (3a) required to discharge at a visible location and shall extend to the exterior of the building and terminate not less than 6 inches and not more than 24 inches above grade. T&P line may NOT drain to Pan.
4. Shutoff Valve	A shutoff valve is required on the cold water supply and is readily accessible. Unions are required for hot and cold lines and T & P discharge line.
5. Pipe Insulation	Pipe insulation is required on first 8 feet of hot and cold water pipe and to within 6 inches of draft hood.
6. Temperature & Pressure (T&P) Relief	A temperature and pressure relief valve is required to be piped full size to the outside of the building (existing homes – may be to the floor or to an indirect waste receptor). The discharge from the relief valve must have fall and shall not be trapped. The discharge must drain by gravity flow and shall terminate not more than 6 inches above the floor/grade. The outlet end of the discharge pipe shall not be threaded and shall not have a valve installed.
7. Combustion Air (Gas Water Heaters Only – not shown)	Where located in a confined space a high and low combustion air opening must be provided within 12 inches of the top and bottom of the enclosure. Opening shall have an area of 1 square inch per 1,000 BTU, but not less than 100 square inches.
8. Vent (Gas Water Heaters Only – Ref. footnote for G2428.2.3 of IRC)	A double wall (type B) vent must be provided with a min. 1 inch to combustibles. Min. 5 feet vertical required between vent collar and vent cap. Vent may have offsets of up to 45 degrees and one offset of up to 60 degrees. Vent must terminate in a listed vent cap. Vent stack minimum 5 feet.
9. Vent Connector (Gas Water Heaters Only)	Single wall vent connector allowed to connect water heater to its vent. Vent connector must be exposed and cannot run into or through concealed construction. Minimum 6 inch clearance to combustibles. Min. pitch ¼ inch per foot.
10. Gas Connector (Gas Water Heaters Only)	Accessible and approved valve with maximum 3 feet of flex connector. Connector and valve must not be concealed.
11. Tank-less Water Heaters (not shown)	Follow manufacturer installation instructions & comply with International Fuel Gas Code for gas line size & vent.

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