

WATER HEATER

Installation Information

The following information was taken from the 1997 Uniform Plumbing Code: this is the same requirements as for the new 2008 code:

510.1 – Water heaters generating a glow, spark or flame capable of igniting flammable vapors may be installed in a garage provided the pilots, burners or heating elements and switches are at least eighteen (18) inches (.5m) above the floor level.

510.2 - Where such water heaters are installed within a garage are enclosed in a separate, approved compartment having access only from outside of the garage, such water heaters may be installed at floor level provided the required combustion air is also taken from the exterior of the garage. Fuel burning water heaters having sealed combustion chambers need not be elevated.

510.3 - All water heaters installed in areas where they may be subjected to mechanical damage shall be suitably guarded against such damage by being installed behind adequate barriers or by being elevated or located out of the normal path of a vehicle using any such garage.

510.4 - The administrative authority may require the use of an approved dielectric insulator on the water piping connections of water heaters and related water heating equipment.

510.5 - In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum distance of four (4) inches (101.6 mm) shall be maintained above the controls with the strapping.

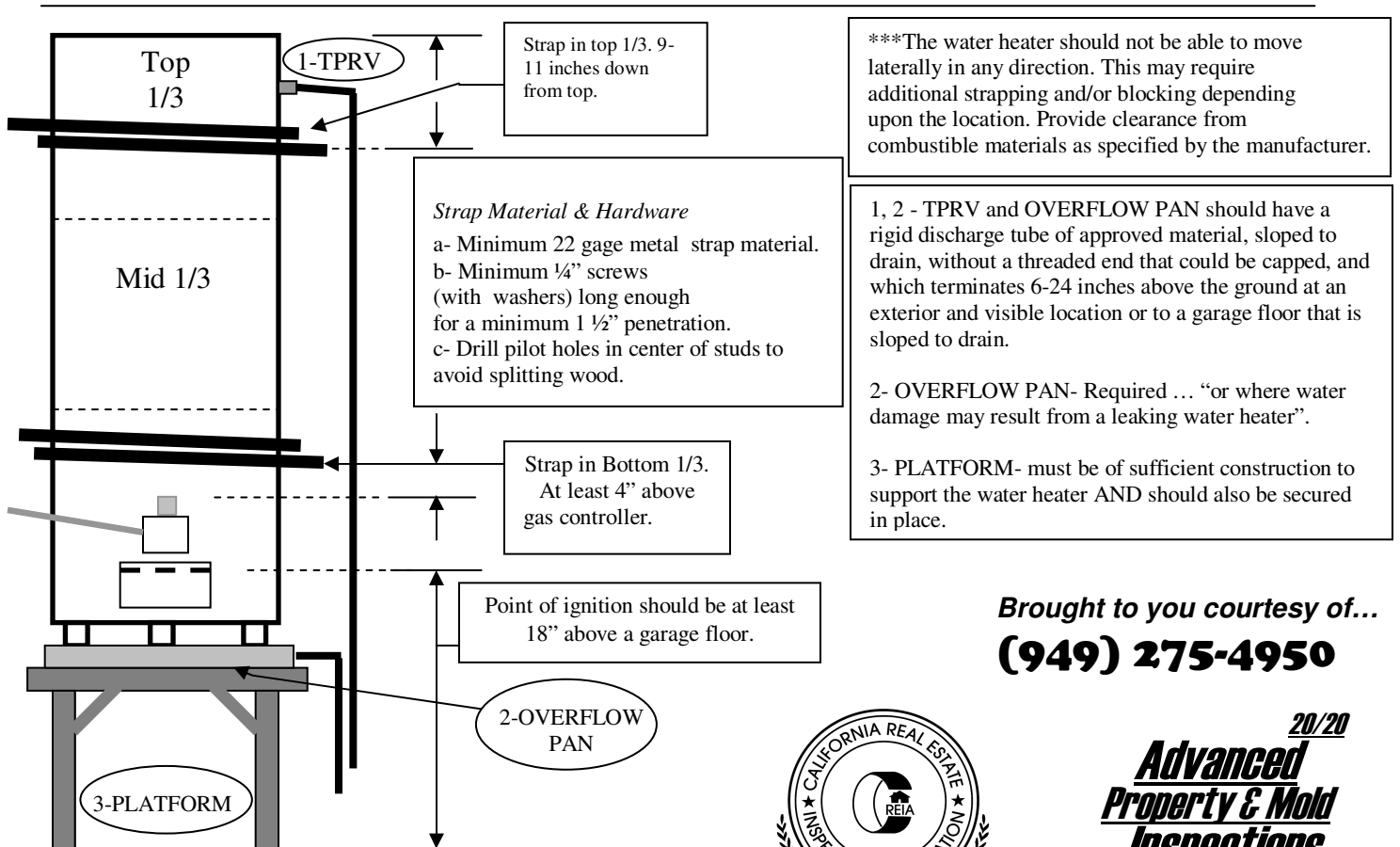
510.6 - A water heater supported from the ground shall rest on a level concrete or other approved base extending not less than three (3) inches (76.2 mm) above the adjoining ground level.

510.7 - When a water heater is located in an attic or furred space or where water damage may result from a leaking water heater, a watertight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum three-quarter (3/4) inch (19.1mm) diameter drain to an approved location.

RE: TANKS ON PLATFORMS- Tanks installed in garages and other locations are often placed on platforms, which are approximately 18” above the floor. A check should be made to ensure the platform is anchored to the floor or walls of the structure.

RE: INSULATION WRAPPED TANKS- Any preexisting insulation around the outside of the tank should be removed and replaced after the restraints are installed.

**Further information regarding water heater safety and installation can be found in the Uniform Plumbing Code and/or from your local building department. A standard home inspection is not a CODE inspection.



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