



LONE STAR

WATER HEATERS

Water Heater Installation & Replacement

Quotes by Phone!

281-337-3703

CODE UPGRADES: REQUIREMENTS & INFO



ALL WATER HEATERS MUST:

- Have a pan underneath the water heater with a drain line that runs from the pan to the outside of the home (see photo 1). (Unless the water heater is installed in such a way/location that it will not cause damage to the property such as a recessed floor with floor drain.)
- Have a drain line that runs from the T&P valve to the outside of the home running downhill and discharging in a place where it won't cause any damage or injury (see photo 2).



WATER HEATERS LOCATED IN A GARAGE MUST:

(OR ANY SPACE COMBUSTIBLE MATERIAL SUCH AS GASOLINE IS STORED)

- Be raised off the ground at least 18". We provide a stand similar to the one shown in photo 3 when this is required to bring the water heater up to code.

GAS WATER HEATERS MUST:

- Have type "B" double wall vent pipe (see photo 4) from water heater to outside penetration along with the proper flashing, storm cap and collar on roof (see photo 5). Notice how the vent pipe in photo 3 has "two layers". The old style single wall vent pipe does not meet current code requirements (in the majority of cases) and does not have this inside sleeve.

**NOTE: Occasionally when any work is required to be done on the vent pipe and the home is a two story home or has a steep roof, a basic service call with a roofer will be needed to seal the flashing on the roof. This is not required all the time, only occasionally.

This list does not include every code requirement possible, just the most common issues we see that need to be addressed.

