Water Heater replacements and relocations require a plumbing permit.

Electric water heater replacements and relocations require plumbing and electrical permits.

All water heaters must be installed with a Combination Temperature and Pressure Relief Safety Valve. The valve must have a full-bore rigid pipe or tube drain that terminates within six (6") to twenty-four (24") inches above finish grade outside of the structure.

Centrally located water heaters where it is not feasible to extend the Temp.& Press. Safety Valve drain to the outside because of structural conditions must incorporate the use of a Watts “210” Temperature Safety valve at the water heater location on the gas supply to the water heater. In addition a Watts “3L” Water Pressure Safety valve must be installed in the cold water piping system preferably outdoors, where the discharge of the valve will not cause water damage.

Water heaters located in an attic or furred space must be installed with a watertight, corrosion-proof pan equipped with a 3/4"drain terminating in an approved location.

All gas appliance shut-off valves for water heaters must be accessible and located within thirty-six inches (36") of the heater, hereby limiting the flexible gas appliance connector to a length of thirty-six inches (36").Size of the gas appliance connector must be the same size as the inlet to the gas valve that it supplies.

All water heaters must have seismic restraints consisting of two (2) min. one and one quarter inch (11/4") wide straps, one located in the upper one - third of the tank and one located in the lower one - third of the tank a minimum of four inches (4") above the gas valve control.

This information is for standard electric, gas-fired and direct-vent water heaters. If the information you seek is not found in the guidelines above please call 536-5241 and ask for a Building Inspector’s assistance.