

WATER HEATER INSTALLATION

City of Rohnert Park

A building permit is required for installing water heaters

UPC ILLUSTRATED TRAINING MANUAL

Protection from Damage

Water heaters generating a glow or 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 (457.2 mm) above the floor level. (See Fig. 5-10.) Where such water heaters 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. (See Fig. 5-10.) All water heaters installed in areas where they may be subjected to mechanical damage shall be suitably guarded against damage. Water heaters in garages 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.

Water heaters in seismic zones 3 and 4 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. Water heaters shall be accessible for inspection, repair, or replacement. The appliance space shall be provided with an opening or doorway not less than twenty-four (24) inches (609.6 mm). When a water heater is located in an attic or furred space where 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 (19.1 mm) diameter drain to an approved location. (See Fig. 5-11.)

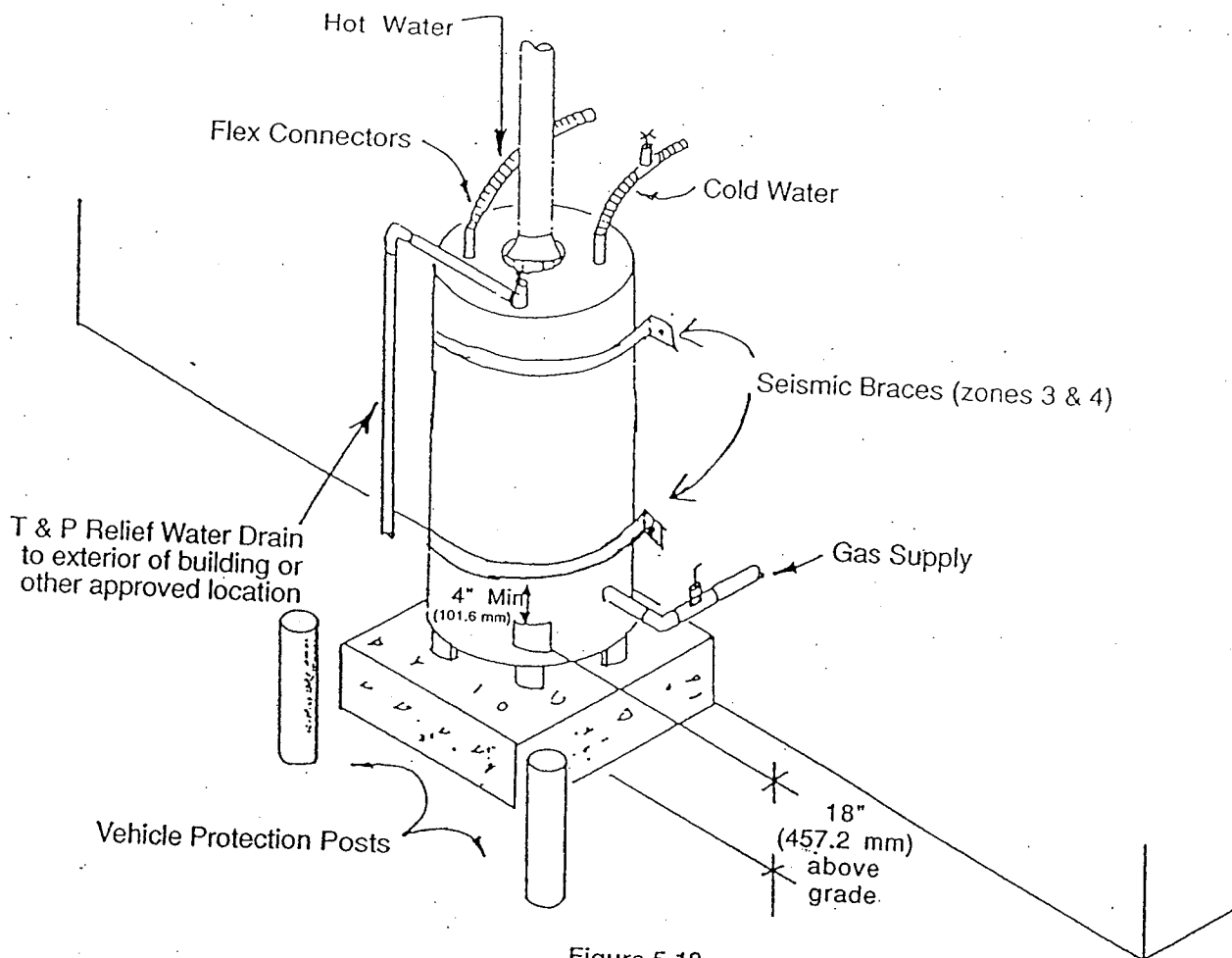


Figure 5-10
Water Heater - Garage Installation