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RESIDENTIAL WATER HEATER REQUIREMENTS



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N. EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8561
<http://www.stocktonca.gov/CDD/building>

It shall be unlawful for a person to install, remove, or replace or cause to be installed, removed, or replaced without first obtaining a permit from the Authority Having Jurisdiction to do so.

WATER HEATER

- Approved water heater by a recognized agency and installed per the manufacturers recommendations.
- Shall be installed plumb (vertical position) or as close as possible for proper operation of the unit.
- Prior to placing the water heater, please have prior approval from Building & Safety. If located in a garage, the 20' x 20' inside dimensions must be maintained, without any encroachment.

PRESSURE & TEMPERATURE RELIEF VALVE

- Installed per water heater manufacturer instructions.
- The drain line shall be no smaller than the relief valve outlet. The internal bore of the pipe should match.
- The drain line shall be of galvanized steel, hard drawn copper piping and fittings, CPVC, or PB.
- The drain line installed to protect from vehicle damage.
- The discharge shall be to the outside with the end of the pipe not more than 24" and not less than 6" above grade. The pipe shall point downward.
- No part of the drain line shall be trapped (plumbing trap) and the terminal end shall not be threaded.
- Drain shall be hard piped from P & T to termination.
- Discharge from a relief valve into a water heater pan shall be prohibited.

EXPANSION TANK

- Any water system valve, backflow preventer, or other normally closed device that prevents dissipation of building pressure back into the water main shall be provided with an approved, listed, and adequately sized expansion tank or other approved device. (CPC 608.3)

"B" VENT

- Shall extend in a generally vertical direction with offsets not exceeding 45 degrees, except that a gravity vent may have only one offset not more than 60 degrees.
- Angles greater than 45 degrees from the vertical is considered a horizontal run. The total horizontal run of a vent, plus the length of horizontal vent connector, shall not exceed 75 percent of the vertical height.
- Vent offsets shall be supported for their weight and shall be installed to maintain proper clearance, prevent physical damage, and to prevent separation of the joints.
- The venting connector shall have a minimum slope of not less than 1/4" per foot measured from the appliance vent collar to the vent.
- Gravity-type vent system, other than listed appliance otherwise, shall terminate not less than 5 feet above the highest vent collar which it serves, (Due to draw).
- Listed vent caps, connectors, buckets, pipe, etc.
- Single wall vents shall be connected with a minimum of 3 sheet metal screws at the joints, spaced equally apart.
- Double wall vents that snap together shall not also be screwed together or it will destroy the integrity of the vent.

CLEARANCES

GENERAL

- The definition of combustible materials includes wood, gypsum wallboard, etc.

WATER HEATER

- Water heater clearances shall be maintained per the listing. This should be specified on a label located on the water heater.

VENTING

- Single wall venting connectors shall maintain a minimum of 6" to combustibles, and shall not be run through an attic.
- Double wall venting connectors shall maintain a minimum of 1" to combustibles.

ACCESS

- Minimum access door/opening shall be a minimum of 2'-0" wide by 6'-8" high.

STAND

- The water heater must be elevated 18" above the floor to the flame when installed in garages or rooms adjacent to garages.
- Constructed of wood or pre-fabricated metal stand. Wood stands may be constructed of 1/2" CDX plywood or 2" x minimum top with a 2" x mid-span support, and 2" x 4" minimum studs as built per standard construction procedures per Chapter 23 of the CBC. An intermediate stud is required between ends.
- When the stand is built as part of a wall adjacent to a 1-Hour wall, the integrity of the 1-Hour rating shall be maintained.
- Exterior sheathing is required when constructed of stud framing.
 - a) Use 5/8" Type X Gypsum Wallboard when the stand is adjacent to the house framing, with 6d cooler nails or drywall screws at 6" oc at edges and intermediate framing members.
 - b) Otherwise, a minimum of 3/8" plywood is required with 8d nailing at 6" oc at edges and intermediate framing members.

WATTS VALVE

- Watts valves shall not be used in lieu of the P & T valve.

CRASH POST

- A crash post is required when located in a garage and the vehicle could drive into the water heater. Wheel stops are not sufficient to stop a vehicle.

ENERGY

- California Energy Commission approved and insulated per the energy regulations.
- First hour rating of water heaters shall conform to Table 5-1.

TABLE 5-1¹

Number of Bathrooms	1 to 1.5			2 to 2.5			3 to 3.5				
Number of Bedrooms	1	2	3	2	3	4	5	3	4	5	6
First Hour Rating ² , Gallons	42	54	54	54	67	67	80	67	80	80	80

Notes:

¹ Non-storage and solar water heaters shall be sized to meet the appropriate first hour rating as shown in the table.

² The first hour rating is found on the "Energy Guide" label.

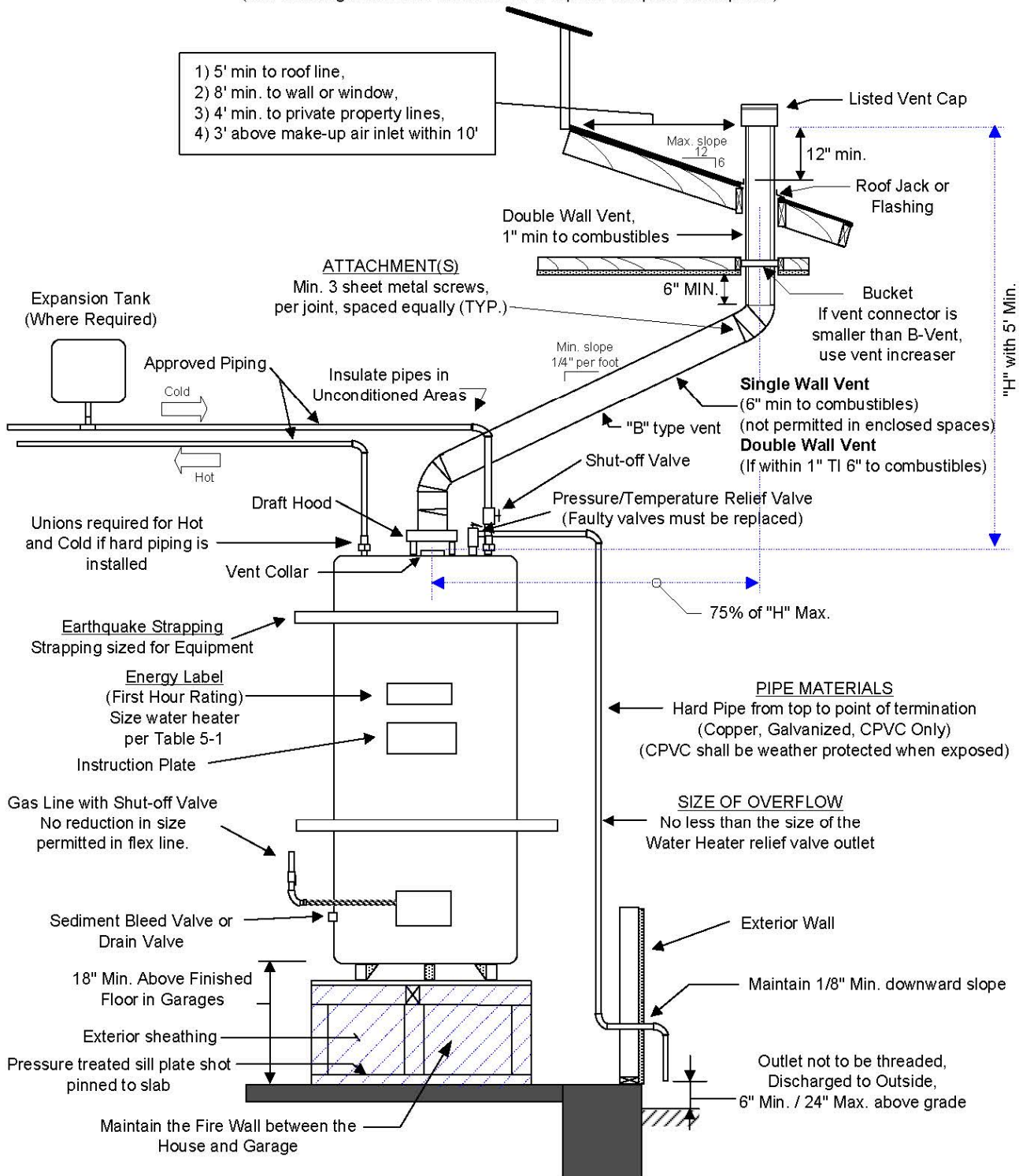
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(The following information is not meant to replace complete set of plans.)

- 1) 5' min to roof line,
- 2) 8' min. to wall or window,
- 3) 4' min. to private property lines,
- 4) 3' above make-up air inlet within 10'



WATER HEATER DETAIL