

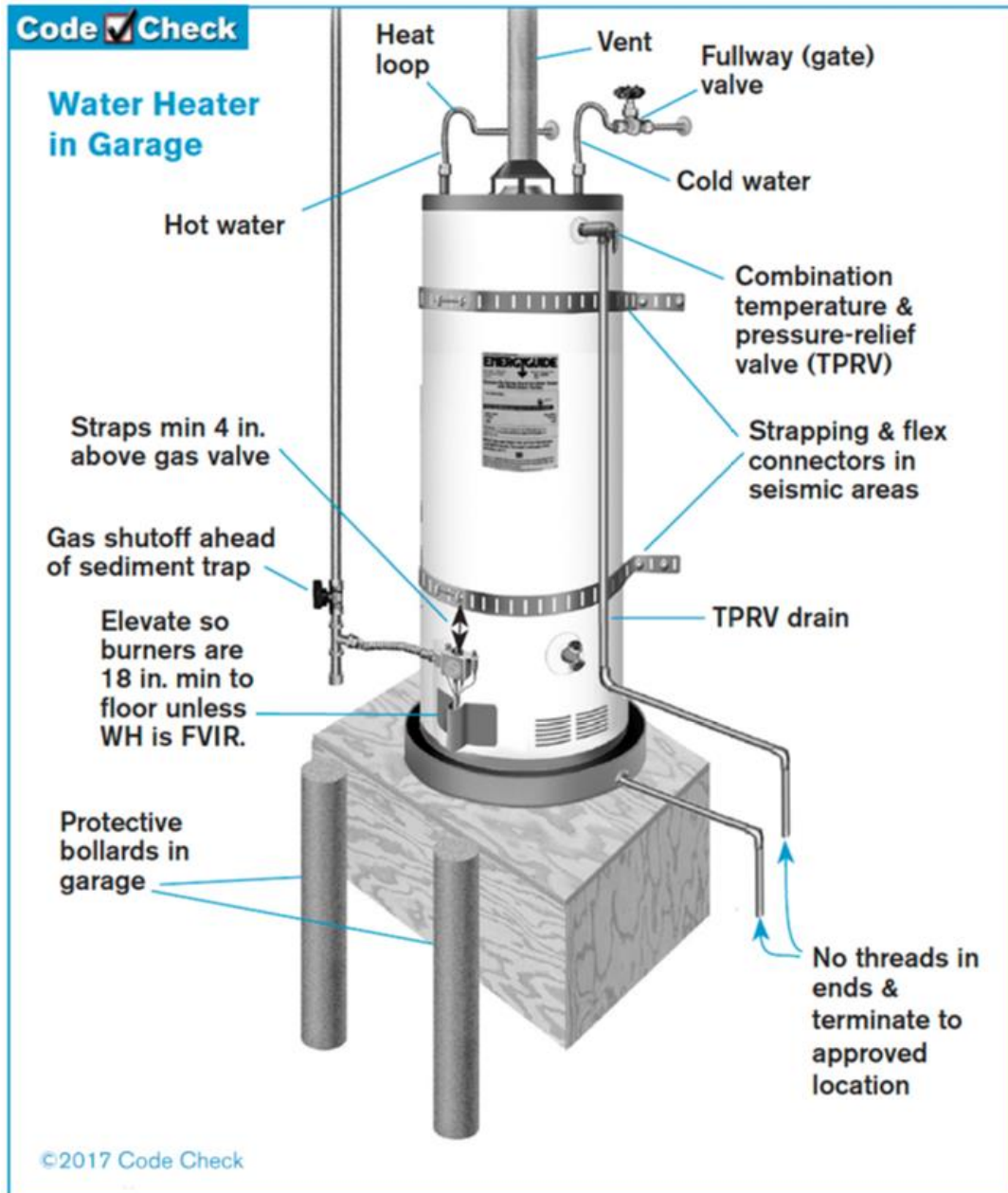
CITY OF CITRUS HEIGHTS

BUILDING & SAFETY DIVISION

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Gas Water Heater Information



All design, construction, and workmanship shall conform to accepted engineering practices, manufacturer's installation instructions and applicable standards of the California Plumbing Code.

Seismic Provisions (CPC Section 507.2). 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 (102 mm) shall be maintained above the controls with the strapping.

Installation in Residential Garages (CPC Section 507.13). Water heaters located in a garage shall have the ignition source, or pilot light, elevated a minimum of 18" to burner/combustion chamber unless listed as "flammable vapor ignition resistant". If water heater is located in an area subject to damage, they shall be guarded against damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles (507.13.1).

Located in an Attic, Basement or Closet with Wood Framing (CPC Section 507.5). Where 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 not less than 3/4" diameter drain to an approved location. The pan shall be not less than 1 1/2" in depth.

The P/T line shall not terminate at drain pan (608.5).

The installation of temperature, pressure, and vacuum relief devices or combinations thereof, and automatic gas shutoff devices shall be installed in accordance with their listings and the manufacturer's instructions (504.5).

Appliances in Attics and Under-floor Spaces (CPC Section 508.4). Water heater installation shall be accessible for inspection, repair, or replacement. The opening shall be large enough to allow the removal of the largest component of the equipment but not less than 22" by 30". The passageway shall be unobstructed and have solid flooring not less than 24" wide from the opening to the appliance. (Section 508.4) 2016 CPC

Venting (CPC Section 509). Venting systems shall be designed and constructed to develop a positive flow adequate to convey all products of combustion to the outside atmosphere. Every factory built chimney and type B gas vent shall be installed in accordance with the manufacturer's instructions, the terms of its listing and to the applicable requirements of the code.

Combustion Air (CPC Section 506). Fuel burning water heaters shall be assured a sufficient supply of air for proper fuel combustion and ventilation per the California Plumbing Code. In buildings of unusually tight construction combustion air shall be obtained from outside. In buildings of ordinary tightness insofar as infiltration is concerned, all or portion of the combustion air for fuel burning water heaters may be obtained from infiltration if the enclosure volume equals at least fifty (50) cubic feet per 1000 Btu/h input of all gas burning appliances within.

Pressure/Temperature Valve (CPC Section 608.3 and 608.5). All water heaters shall be provided with an approved, listed, adequately sized combination pressure and temperature relief valve installed in an approved location per the manufacturer's instructions.

The valve shall be drained to the exterior and terminate toward the ground maintaining between 6" and 24" of clearance from the ground pointing downward. The diameter of the valve opening (generally 3/4") must be maintained to the termination of the drain. When approved by the Chief Building Official, such drain may terminate at other locations (i.e. laundry tub, floor sink, or floor drain). No part of such drain shall be trapped and the terminal end of the drain shall not be threaded.

Expansion Tank (CPC Section 608.3) A water system provided with a check valve, backflow preventer, or other normally closed device that prevents dissipation of building pressure back into the water main, independent of the type of water heater used, shall be provided with an approved, listed, and adequately sized expansion tank. Such expansion tank or other approved device shall be installed on the building side of the check valve, backflow preventer, or other device and shall be sized and installed in accordance with the manufacturer's installation instructions.