



Integrity - Communication - Excellence - Transparency

WATER HEATER REPLACEMENT GUIDELINES

- a) Back-to-back units shall be parallel piped and not in series *regardless of the pre-existing condition*
- b) Verify positive slope on drain lines *regardless of a pre-existing condition*
- c) Flex gas connectors shall be replaced in accordance with manufacturer's requirements
- d) Verify Type B vents maintain minimum 1" clearance from combustibles at roof decking, rafters, or other framing locations *regardless of a pre-existing condition*
- e) Verify drain pans are free of insulation and debris *regardless of a pre-existing condition*
- f) Verify water heater meets manufacturer's minimum top and side clearances from combustibles *regardless of previous location*
- g) Water heaters located within a dwelling that do not have an existing pan and/or drain, a new pan shall be required along with an approved automatic water shutoff device. The installation of a new drain is not required but is encouraged if structural conditions allow
- h) Water heaters located within a garage in a space adjacent to living area that do not have an existing pan and drain, a new pan shall be required and the drain shall terminate outside the garage or within the garage, provided the termination discharges at the sloped portion of the floor
- i) The T & P discharge line and the pan drain line may remain connected together for existing installations. A swing check valve shall not be installed on the pan drain line
- j) The diameter of the discharge piping shall not be less than the diameter of the relief valve outlet and shall not be trapped unless such installation is existing
- k) Water heaters having an ignition source shall be elevated such that the source of ignition is not less than 18 inches above the garage floor. Electric water heaters shall have all switching controls at least 18 inches above the floor regardless of the pre-existing installation. EXCEPTION: Appliances listed as FVIR compliant
- l) New appliance connectors and sediment traps are required on new water heater installations
- m) New CSST or steel gas piping installations shall require a whole-house pressure test consisting of minimum 3 lbs. on a 6 lb. diaphragm gauge (for low-pressure systems). New water heater installations that require new gas piping for the installation of a sediment trap only are not subject to an air pressure test on the entire system
- n) Tank-less water heater installations shall require that the manufacturer's installation manual be available at the unit for the inspector
- o) Where manufacturer installation requirements specify screws for securing the draft hood to the water heater, proper screws shall be required

***For situations involving unusual existing installations, circumstances or hardships, please contact an inspector in advance of work performed.*

INSPECTION SCHEDULING NOTE: Morning or afternoon inspections are offered for our homeowners so that they do not have to wait throughout the day for an inspector to arrive. You may specify AM/PM inspections when scheduling online or through the IVR system.