



GAS WATER HEATER REQUIREMENTS

PERMIT REQUIRED:

A plumbing permit is required for the replacement of an existing water heater. Permits are required prior to installation or replacement of water heaters. Other permits may be required, please check with the Building Division for all applicable permits.

PERMIT PROCESS:

- **Tank Water Heater** - A plumbing permit shall be obtained at the City of Union City's Building Division, no plans are required.
- **Tankless Water Heater** – A plumbing, mechanical and electrical permit may be required. Contact the Building Division for further information, no plans are required.

FEE: Please refer to the Building Division Fee Schedule or contact the Building Division.

INSPECTION:

One inspection shall be performed after the water heater has been replaced. If the installation of a tankless water heater required for a new gas line to be installed and/or new electrical receptacle to be installed, a rough inspection shall be performed before the final inspection.

1	Location Access and Working Space:	Working space at firebox 30x30 inches. <u>Attic Location:</u> Permanent ladder or stairs required. 24" inch walkway required. 30" access door. <u>Exterior Location:</u> Heaters must be protected from the elements by enclosure in a water heater room. Accessible door – minimum 24" wide. Located in a Bedroom, Bathroom, or Closet - Shall be permitted when provided with a listed self closing, gasket door and all combustion air shall be obtained from outdoors. Closets shall not be used for any other purpose. (Sections 505.1, 505.1.1, 505.1.2)
2	Protection:	Protection when subject to damage (i.e. impact of a vehicle).
3	18" stand:	Required when water heater is installed in a garage
4	Corrosion Resistant Pan	Required for installation in attic. Corrosion resistant ¾ - inch drain line required to approved locations: branch tailpiece, exterior location, floor sink, floor mounted mop sink. T&P line may not drain to pan.
5	Earthquake Straps	Required at upper and lower third of WH. Maintain 4-inch clearance above WH controls. Approved listed strapping system or equal.
6	Shutoff Valve	A shutoff valve is required on the cold water supply.
7	Pipe Insulation	Pipe Insulation is required on first 5 feet of hot and cold water pipe.
8	T&P Line	A temperature and pressure relief valve is required. ¾ drain line must run with fall to approved locations. T&P must terminate between 6 and 24 inches of surface.
9	Combustion Air	Where located in a confined space a combustion air opening must be provided within 12 inches of the top and bottom of the enclosure.
10	Vent	A double wall vent must be provided with a min. 1 inch to combustibles. Min. 5 feet vertical required between vent collar and vent cap. Vent may have offsets of up to 45 degrees and one offset of up to 60 degrees.
11	Vent Connector	Single wall vent connector allowed to connect water heater to its vent. Vent connector must be exposed and cannot run into or through concealed construction.
12	Gas Connector	Accessible shut off valve with max. 3 foot flex connector required.
13	Bonding	Bond hot and cold water lines and gas line.
14	Sediment Trap	A sediment trap shall be installed on the gas line as close to inlet of the equipment as practical. Refer to diagram at the bottom of this page for installation details. (1212.7)
	Tankless Water Heaters	Tank less water heaters shall be listed by an approved testing agency (UL, UPC, etc.) and be installed in accordance with the manufacturer's requirements. Category II stainless venting material and larger gas supply lines may be required based on the manufacturer's specifications/recommendations. (SECTION 508.26)

