



Water Heater Installation

WATER HEATER INSTALLATION REQUIREMENTS

- 1) Water heaters generating a glow or spark or flame capable of igniting flammable vapors may be installed in a garage or adjacent spaces that open to the garage, provided the pilots, burners or heating elements and switches are not less than eighteen (18) inches (457.2mm) above the floor level. Fuel burning water heaters having sealed combustion chambers (flammable vapor ignition resistant, FVIR), need not be elevated. (2022 CPC 507.13).
- 2) All water heaters installed in areas where they may be subjected to mechanical damage (garages, carports) 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 vehicles (2022 CPC 507.13.1).
- 3) Where 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 (2022 CPC 507.13.2). The appliance space shall be provided with an opening or doorway not less than twenty-four (24) inches (609.6mm) wide.
- 4) Water heaters in seismic design category “D” (Rohnert Park zone) 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 (4) inches (101.6mm) shall be maintained above the controls with the strapping (2022 CPC 507.2). Water heaters shall be accessible for inspection, repair, or replacement. When a water heater (tanked or tankless) is located in an attic or furred space where damage may result from a leaking water heater, a watertight pan (Smitty pan) of corrosion resistant materials shall be installed beneath the water heater with a minimum three quarter (3/4) inch (19.1mm) diameter drain to an approved location. Such pan shall be not less than 1 ½ inches in depth. (2022 CPC 507.5)

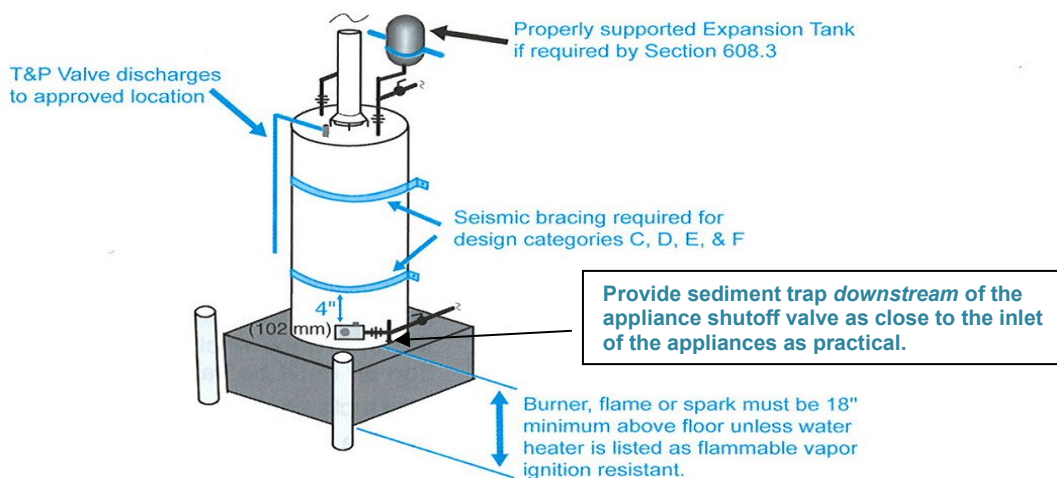


Figure 5-8
Water Heater – Garage Installation