

# CODE CONNECTION

NEWS & TIPS FROM THE MULTIPLE HOUSING PROGRAM

APRIL 2016



Planning, Building and  
Code Enforcement

## Water heater replacements: Steps to making it easier and safer

*Easy online permit process, step-by-step earthquake bracing process*



**Is it time to replace the water heater in your multifamily building or in particular units?** If so, consider a high-efficiency model or even a tankless model that may possibly have a higher upfront cost, but will pay for itself with energy- and cost-savings over time — while also adding value to your building if you're looking to sell.

Tankless water heaters may also help you meet the greater water heater [space requirements](#) that kicked in 2015. And check out the PACE financing option described in the sidebar as one way to put high cost upgrades within your reach.

Whichever model you choose, you'll need to get a permit for the installation. You can get the permit online from the comfort of your office or home by visiting [www.sjpermits.org](http://www.sjpermits.org).

### BRACE FOR IT

Importantly, you'll want to correctly brace the water heater to help protect both the unit and your building in the event of an earthquake. Our [Water Heater Installation Information](#) is a bulletin that provides you with the mandatory strapping, bracing and anchoring requirements. The Division of the State Architects (DSA) Office also provides detailed [Guidelines for Earthquake Bracing](#). To summarize:

**Strapping.** For water heaters up to 52-gallon size, two straps are required: *Upper strap* - Place 9 inches from the top of the unit or within the upper one-third of the unit. *Lower strap* - Place at least 4 inches above the controls and within the lower one-third of the unit.

Larger heaters require additional bracing in proportion to their sizes: A 75-gallon unit requires 3 straps; a 100-gallon unit requires 4 straps; etc. Some manufacturers make listed straps for water heaters; these may be used instead of the methods below when installed per the manufacturer's instructions.

**Bracing.** Use one of the two bracing methods recommended by the DSA: *Tape Method* - Use minimum 24-gauge plumber's tape to encircle the water heater, and use lag screws to bolt it to a 2x4-inch ledger that is bolted to the wall framing. The 2x4-inch ledger is required at each strap location. *Conduit Method* - Use a round thinwall conduit along with minimum 24-gauge plumber's tape, bolts, and lag screws.

**Anchoring.** Follow the instructions provided by the water heater manufacturer.

When (not if) the next earthquake hits, you'll be glad you properly braced your water heaters! ✨

## Mold and Moisture in Multiple Housing Dwellings

*what you need to know*

**April 27, 2016**

**6:45 - 7:45 p.m.**

**City Hall Wing Rooms 119-120**

RSVP: [MHPprogram@sanjoseca.gov](mailto:MHPprogram@sanjoseca.gov)

Validated parking at the 6th St. garage under San José City Hall Tower

**A tankless water heater can fit in smaller spaces and can be financed with PACE.**



**PACE financing "makes cents" for water and energy efficiency upgrades**

If you've not yet heard about PACE financing, take a moment to find out why it has caught on like wildfire:

Many thousands of property owners are using PACE because it puts high efficiency upgrades within reach, enabling savings in energy bills while making buildings more valuable. PACE, which stands for Property Assessed Clean Energy, is a type of financing offered by government-approved companies who will pay your project's costs, and you repay them for up to 20 years through an assessment on the property's tax bill. PACE financing stays with the building upon sale and can be shared with tenants.

Four PACE financing institutions are approved to work within San José: Learn more at our [Energy and Water Efficiency Upgrade Financing](#) web page. ✨

## 10-year battery rule and other new rules for smoke detectors

*The simplest, lowest cost, most vital fire prevention measure has new rules for 2016*

**A**re you remembering the 10-year battery rule that went into effect on January 1, 2014? You need to install a 10-year battery model when:

- A current detector isn't working.
- Work is done to a unit requiring a permit – and the value of the work is \$1,000 or more.

In 2016, more requirements take effect: Smoke detectors are required in all bedrooms and any other room where people sleep. Rental property owners are responsible for testing and maintaining the smoke alarms.



### BUY A SMOKE DETECTOR THAT ...

For replacements, you'll need to buy and install a smoke detector that:

- Displays the date of manufacture on the device
- Provides a space for writing the date of installation
- Has a hush feature
- Has an end-of-life feature that indicates when the device needs replacing
- If battery operated, the unit contains a non-replaceable, non-removable battery capable of powering the smoke alarm for at least 10 years. \*

### IMPORTANT NUMBERS

- 408-535-3850 Abandoned Vehicles
- 800-414-2002 Adult Protective Services
- 408-578-7297 Animal Care & Services
- 408-535-7055 Business Tax
- 408-535-3555 Building Permits
- 408-342-3500 Apartment Assn Tri-County
- 408-299-2071 Child Abuse Hotline
- 408-535-7770 Code Enforcement Phone
- 408-292-6924 Code Enforcement Fax
- 800-321-2752 Contractor's License Board
- 408-947-7867 Crime Stoppers
- 408-535-7750 Fire Prevention
- 408-793-6901 Free Tow Program
- 408-535-3500 Garbage And Recycling
- 866-249-0543 Graffiti Complaints
- 408-975-4440 Housing Rehabilitation
- 408-299-7300 Household Hazardous Waste
- 408-998-5200 Legal Aid of SC County
- 800-743-5000 Pacific Gas & Electric Co.
- 408-535-3555 Planning Permits
- 800-222-1222 Poison Control
- 408-918-4770 SC County Vector Control
- 408-792-2327 SC County Mediation Services
- 408-794-1901 Streets & Sidewalks
- 408-794-1900 Sewers
- 408-794-1903 Street Light Repair
- 408-277-4452 Towing Permits
- 408-794-1901 Tree Trimming & Removal



## Heading your way from Sacramento

\* **Notice of Pesticide Use** - [SB 328](#) requires landlords to notify their tenants at least 24 hours in advance before they or their employees apply pesticides on the property, without using licensed pesticide applicators. The goal is to enable less tenant exposure to pesticides, promote better

landlord/tenant communications, and reduce potential liability to the landlord.

\* **Mold Bill** - [SB 655](#) protects both landlords and tenants. It amends the State Housing Law to include the presence of mold—with exceptions—to be a substandard housing condition when it endangers the building occupants, as determined by a health officer or code enforcement officer. It also offers landlords protection from bogus claims of mold.

Learn more about the Mold Bill and how to deal with mold at our presentation, *Mold and Moisture in Multiple Housing Dwellings*, at City Hall on April 27. Other multiple housing topics will be discussed on May 25, August 24, September 28, and October 26.

See front page for details.

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