



Water Heater Replacement Inspection Checklist

*This list comprises some of the most common code violations when doing a water heater replacement. It **does not** address every possible violation, **nor** is it intended as an instruction manual.*

Water Heater Replacement

- Water heaters must be installed with the clearances from combustibles prescribed by the manufacturers installation instructions and listings
- Water heaters generating a glow, spark or flame capable of igniting flammable vapors may be installed in a garage, provided the pilots, burners or heating element and switches are at least "18 inches above the floor". This requirement applies to "both" gas and electric water heaters
- Gas fired water heaters are prohibited in a bedroom or bathroom or an area only accessible through same except direct vent appliances
- A full bore shut off valve is required on cold water side
- Unions must be installed within 12 inch of water heater to facilitate removal
- In seismic zone 4, straps are required at the upper and lower 1/3 of the tank, with a minimum of 4 inches clearance to controls. City of San Jose provides a handout detailing complete directions. <http://www.ci.san-jose.ca.us/building>
- Minimum 3/4 inch T&P drain to terminate "outside" of the building no closer than 6 inches or further than 24 inches from grade. T&P line must be looking downward with no threads on the end. Water heaters located in the garage may terminate on the garage floor with the same distance requirements
- Combustion air requirements per section 507 and table 5-2 in the 2000 UPC
- Venting requirements per sec 514 through 525 of the 2000 UPC