



WHAT KIND OF PERMITS DO I NEED TO INSTALL OR REPLACE A WATER HEATER?

You need a plumbing permit. For new installations you may need a building or electrical permit.

HOW DO I APPLY FOR A PERMIT TO INSTALL A NEW WATER HEATER?

Submit an application to the Building Division that identifies the property, lists the name of any architect or engineer who will work on the project, and describes the proposed work in detail, applications are on the City website. You need to submit additional plans only for new installations, not replacements. For a new installation, submit three sets of plumbing details, electrical plans, and a floor plan showing the water heater location. If a water heater is to be installed on the exterior in a new enclosure a plot plan will be required.

HOW DO I APPLY FOR A PERMIT TO REPLACE AN EXISTING WATER HEATER?

Applications can be downloaded from the City website. Applicants will need to know the owners name and address and the contractors information. Installation requirements for new or replacement water heaters.

- Water heater must be anchored or strapped to prevent toppling during an earthquake with approved water heater strapping. For water heaters less than 75 gallons 2 straps are required one 6" from the top of the water heater and the other above the water heater controls. Water heaters 75 gallons or more require 3 straps. 2 straps as outlined above and an additional strap in the middle of the water heater.
- Hot and Cold water pipes must be insulated for the first 5 feet from the water heater, with 1" thick pipe insulation.
- Electrical bonding is required between hot and cold water pipes, and gas line.
- Water heaters installed inside the home need to have a safety pan that has the drain piped to the exterior or an approved disposal point. The water heater pressure relief valve must also be piped to the exterior or approved disposal point.
- Water heaters in the garage area must be raised onto an 18" platform which is secured to the garage floor, if they do not have a sealed combustion unit.

AT WHAT POINT SHOULD I CALL FOR AN INSPECTION OF MY WATER HEATER?

A replacement water heater requires only one inspection, which is conducted after the installation has been completed. During the installation of a new water heater system, you should request inspections before concealing work. After you have completed the project, a final inspection needs to be conducted. New installation inspections can be involve a framing, electrical, plumbing, gypsum board, combustion air and other inspections.

WHAT FEES MUST I PAY?

For a replacement of a water heater you must pay for a plumbing permit and a document imaging fee. For new installations you will need a plumbing permit, and document imaging fee and possibly electrical, building and plancheck fees.

WATER HEATER STRAPPING

You can purchase water heater strapping kits at most locations that sell water heater. Water heaters shall be strapped with approved water heater - earthquake strapping products.

EXTERNALLY MOUNTED TANKLESS WATER HEATERS

- Cannot be free-standing.
- Should not be mounted on any portion of the front façade
- Should not be mounted on any other street-facing façade unless:
 - Screened by an existing fence or wall (if mounted no higher than the fence or wall); or
 - Hidden in an enclosure color and material matched to the adjacent exterior wall area.
- Should not be mounted higher than 8 feet above grade on a non-street-facing façade unless hidden in an enclosure color and material matched to the adjacent exterior wall area.
- May be located within a minimum required setback, but not less than 3 feet from any property line.
- Landscaping is not an acceptable form of screening.
- Gas piping shall be properly sized. It is recommended that piping is from meter/manifold directly to water heater. Sizing shall comply with manufacturer's specifications.

August 2017