



GUIDELINES FOR WATER HEATER REPLACEMENT 2021 IPC/IRC

- For equipment that is accessible through a scuttle hole only, an extension ladder shall be furnished and in place for the inspection.
- Verify positive slope on drain lines regardless of a pre-existing condition.
- Verify Type B vents maintain minimum 1" clearance from combustibles regardless of a pre-existing condition.
- Verify pans are free of insulation and debris regardless of a pre-existing condition.
- For water heaters located within a dwelling that do not have an existing pan and drain, a new pan shall be required along with an alarm, OR any approved automatic shutoff device. The installation of a new drain is not required but is encouraged if structural conditions allow.
- The T & P discharge line and the pan drain line may be connected together only when no other alternatives are available. A swing check valve will not be required on the pan drain line, but the connections must minimize the possibility of the discharge of water from flowing back into the drain pan.
- For water heaters located within a garage in a space adjacent to living area that do not have an existing pan and drain, a new pan shall be required, and the drain may terminate outside the garage or within the garage at the sloped portion of the floor.
- The diameter of the discharge piping shall not be less than the diameter of the relief valve outlet and shall not be trapped.
- Electric water heaters located in a garage on the floor may be replaced in their original location without installing a new platform. Gas units must be located on a platform at least 18" from the floor.
- Tankless water heater installations that require new gas piping are not subject to an air pressure test on the entire system unless the new installation exceeds four (4) fittings).
- Tankless water heater inspections require that the manufacturer's installation manual be available at the unit for the inspector.
- For situations involving unusual circumstances or hardships, please contact an inspector in advance of work performed.

INSPECTION SCHEDULING must be requested online once photos are uploaded. Photos must be in pdf format only. Photos required are:

- 1. Overall photo of water heater/location clearances**
- 2. Vent tie-in to hood at top of water heater**
- 3. Vent at roof for clearance**
- 4. Gas line connection with sediment trap**
- 5. Photo of electric connection (electric water heaters)**
- 6. Verify breaker size (electric water heaters)**

Morning and afternoon inspections are available for **occupied residence emergencies only**.