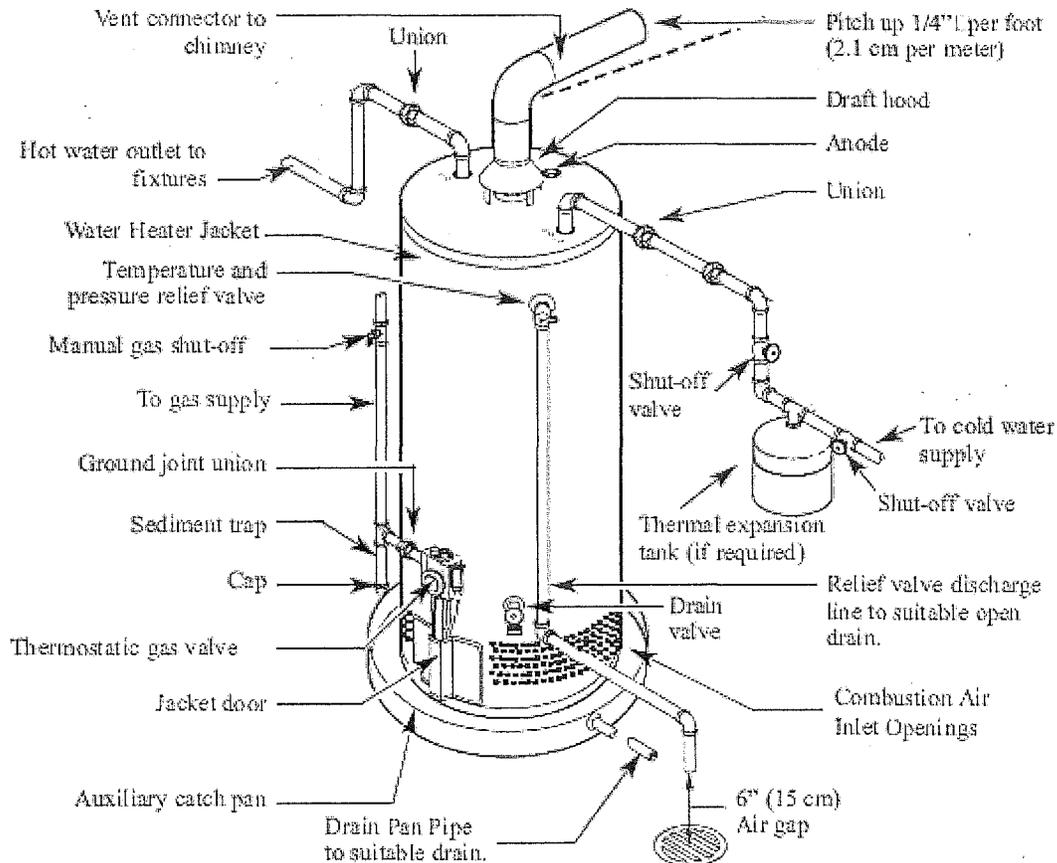




City of Huntington Beach
 Department of Community Development
WATER HEATER INSTALLATIONS
 2000 Main Street, Huntington Beach, CA 92648
 Office: (714) 536 - 5241 Fax: (714) 374 - 1647

Typical Installation



- Water Heater replacements and relocations require a plumbing permit.
- Electric water heater replacements and relocations require separate plumbing and electrical permits.
- All water heaters must be installed with a Combination Temperature and Pressure Relief Safety Valve. The valve must have a full-bore rigid pipe or tube drain that terminates within six (6") to twenty-four (24") inches above finish grade outside of the structure. Outside the structure includes outside the garage if that's where the water heater is located.
- Centrally located water heaters where it is not feasible to extend the Temp. & Press. Safety Valve drain to the outside because of structural conditions must incorporate the use of a Temperature Safety valve at the water heater location on the gas supply to the water heater. In addition a Water Pressure Safety valve must be installed in the cold water piping system preferably outdoors, where the discharge of the valve will not cause water damage.

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- Water heaters located in or above an attic, attic/ceiling assembly, floor/ceiling assembly or floor/subfloor assembly must be installed with a watertight, corrosion - proof pan equipped with a 3/4" drain terminating in an approved location. The drain pan drain piping MAY NOT combine with the Temperature and Pressure relief drain and must be run separately to approved locations.
- All gas appliance shut-off valves for water heaters must be accessible and located within 6 feet of the heater but as close as practical, hereby limiting the flexible gas appliance connector to a length of 6 feet but as short as practical. Size of the gas appliance connector must be the same size as the inlet to the gas valve that it supplies.
- All water heaters must have seismic restraints consisting of two (2) straps, one located in the upper one - third of the tank and one located in the lower one - third of the tank with the lower strap located a minimum of four inches (4") above the gas valve control. **Seismic strapping is not shown on diagram.**
- This information is for standard electric, gas-fired and direct-vent water heaters. If the information you seek is not found in the guidelines above please call 536-5241 and ask for a Building Inspectors assistance.