

## WATER HEATER REPLACEMENT HANDOUT

### INSPECTION REQUIREMENTS:

- Every water heater shall be provided with an approved, listed, adequately sized temperature and pressure relief valve installed in the top 6" of the tank per manufacturers listing. (608.3 UPC)
- Relief valve drains shall be the same size as the valve outlet and drain to the exterior or another approved location. In a replacement situation, the drain is allowed to terminate within 6" of the floor if it was previously piped that way.  
NOTE: Flexible connectors are not allowed. (608.5 UPC)
- An expansion tank is required when the public main pressure exceeds 120psi or when the house is on a closed system. A closed system is an existing water line that has a check valve, backflow preventer, or pressure-regulating device installed without a bypass feature. (608.3 UPC)
- Vacuum relief valves are required on tanks located above the fixture outlets in the hot water system. This means tanks located in attics, on platforms, and above ceilings where the bottom of the tank is above the highest water outlet, such as a showerhead. (608.7 UPC)
- Water heaters must be anchored or strapped to resist horizontal displacement. Strapping shall be within the upper and lower third of its vertical dimensions. At the lower point, maintain a distance of 4" above the controls with the strapping. When the tank is not installed tight against a wall or supported, provide blocking between the support or wall and the tank. (508.2 UPC)
- When installed in garages, all water heaters shall be elevated so that the source of ignition is not less than 28" above the floor. (508.2 UPC)  
Exception: Flammable vapor ignition resistant tanks.
- Vent connectors located in unconditioned spaces such as attics and crawl spaces shall be listed Type B vent material. Vent connectors in garages are allowed to be single wall as long as a 6" clearance to combustibles is maintained. (503.10.2.2 IFGC)

*Note: This is a general list and is not intended to address all possible conditions.*