

WATER HEATER INSPECTION LIST

(based on the 2001 California Plumbing Code)

#	ISSUE	CODE	DESCRIPTION
1.	Location, access and working space	509 and 511	Prohibited in bathroom or bedroom. Working space at firebox 30" x 30". Attic location: Permanent ladder or stairs required. 30" access door. Water heater must be within 20 feet of access door. Exterior location: Heater must be protected from the elements by enclosure in a water heater room. Heater must be accessible from a door 24" wide minimum.
2.	Protection	510.3	Protection post required when subject to path of vehicle. 3" concrete filled post set in 12" x 12" x 12" footing
3.	Stand	510.1	Required to be 18" when water heater is located in garage
4.	Corrosion Resistant Pan	510.7	Required for installation in attic. Corrosion resistant, 3/4" drain line to approved location: branch tailpiece, exterior location, floor sink, floor mounted mop sink. T and P line may NOT drain to pan
5.	Earthquake Straps	510.5	Required at upper and lower third of heater. Maintain 4" clear above heater controls. Approved strapping system or 20 gauge P-Tape with lag screws.
6.	Shutoff Valve	605.2	A shutoff valve is required on the cold water supply.
7.	Pipe Insulation	CA 123a	Pipe insulation is required on the first 5 feet of hot and cold water piping.
8.	T and P Line	608.3, .4 and .5	A temperature and pressure relief valve is required. 3/4" drain line must run with fall to an approved location: exterior of building, deep floor sink, and floor mounted mop sink. T and P must terminate between 6" and 24" above surface. A Watts 210 valve may be used where drain line cannot extend to the exterior. A pressure relief valve must be installed on the system in conjunction with the Watts 210 valve.
9.	Combustion Air	507.3	Where located in a confined space (less than 50 cubic feet for each 1,000 Btu input rating of water heater) a high and low combustion air opening must be provided within 12" of the top and bottom of the enclosure. Minimum size 10 x 10 per opening.
10.	Vent	514.3 and 517.3	A double wall vent (type B) must be provided with a minimum 1" to combustibles. Minimum 5' vertical required between vent collar and vent cap. Vent may have offsets of up to 45 degrees and one offset of up to 60 degrees. Vent must terminate in a listed vent cap.
11.	Vent Connector	514 and 516.5	Single wall vent connector allowed to connect water heater to its vent. Vent connector must be exposed and cannot run into or through concealed construction. Minimum 6" clearance to combustibles. Minimum pitch 1/4" per foot.
12.	Gas Connector	1212	Control valve with maximum 3' flex connector required.

