



WATER HEATER REQUIREMENTS

The following items represent the most common problems found by the City of Sausalito Inspection Staff while performing final inspections for water heater installations and/or replacements. Please review and use this guide as a checklist of items that must be completed prior to requesting a final inspection. For how to request an inspection, please visit <https://www.sausalito.gov/services/permits-and-licenses/building-inspections>

1. Provide seismic bracing and/or anchorage to secure water heaters as per 2019 CPC 507.2
2. Each temperature and pressure relief valve shall be installed in accordance with the terms of its listing and the manufacture's installation instructions as per 2019 CPC 504.4, 504.5, 504.6.
3. Single wall vent connectors must be securely supported, and joints fastened with sheet metal screws.
4. Provide an electrical bond wire, minimum # 8 bare copper, connecting the hot, cold and gas lines.
5. Be sure that the upper combustion air vent openings are not screened and have a minimum 26-gauge sheet metal sleeve extending 12" above the top of joists and insulation or 2" above the roof sheathing per 2019 CPC 506.9(5).
6. Provide watertight pans of corrosion- resistant materials beneath water heater where a leak will cause damage to the structure. The diameter of the pan drain shall not be less than $\frac{3}{4}$ of an inch diameter and shall drain to an approved location. Such pan shall be not less than 1 $\frac{1}{2}$ inches in depth. 2019 CPC 507.5
7. Provide required high and low combustion air openings to water heater enclosures that ventilate to connected indoor spaces or directly to the outdoors. One opening shall commence within 12 inches of the top of the enclosure and one opening shall commence within 12 inches of the bottom of the enclosure. 2019 CPC 506.2, 506.3, 506.4
8. Water heaters located in attics or above ceilings shall have a minimum access of 22" x 30". 2019 CPC 508.4
 - a. Where the height of the passageway is less than 6 feet, the distance from the passageway access to the appliance shall not exceed 20 feet per 2019 CPC 508.4.1
 - b. The passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from the entrance opening to the appliance. 2019 CPC 508.4.2
 - c. Provide a level working platform not less than 30 inches by 30 inches in front of the service side of the appliance. 2019 CPC 508.4.3
 - d. Provide a permanent 120 V receptacle outlet and a lighting fixture near the appliance. CPC 508.4.4
9. Water heater installed in garages and in adjacent spaces that open to the garage and are not part of the living space of a dwelling unit, shall be installed so that the burners and burner-ignition devices are located not less than 18-inches above the floor unless listed as a flammable vapor ignition resistant. 2019 CPC 507.13
10. Properly installed expansion tanks when required in closed systems.