City of Walnut Creek

Development Review Services

1666 N. Main Street, Walnut Creek, CA 94596

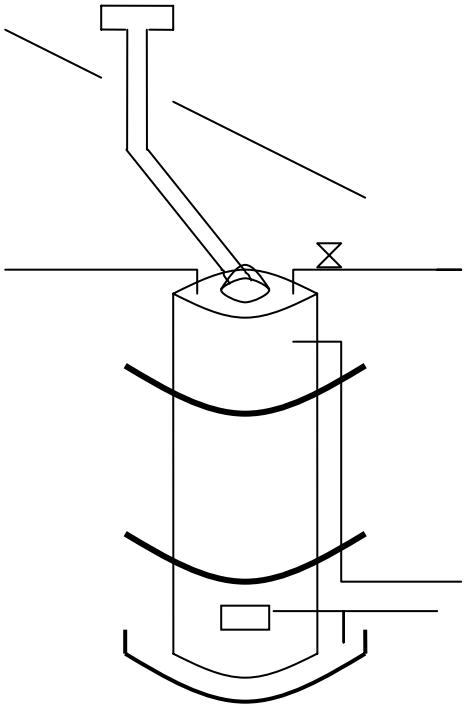
(925) 943-5834 *phone* (925) 256-3500 *fax*

Issued January 19, 2010

Gas Storage Water Heater Requirements

(California Plumbing Code or other Code references in parenthesis)

1. Location access and working space (505, 509)	Prohibited in bathroom or bedroom unless listed, gasketed door assembly with listed self-closing device OR water heater is direct-vent type. Attic location: 24-inch solid floor passageway required. Access opening 22 x 30-inch. Water heater must be within 20 feet of access opening. Working platform at service side 30x30 inches. Switched light and receptacle. Exterior location: Heaters must be protected from the elements by design or by enclosure in a water heater room.
2. Protection (508.14)	Protection required when subject to physical damage by a moving vehicle (bollard).
3. Stand or base (508.3, 508.14)	Approved base 3 inches above ground level. In garage all burners and ignition devices 18 inches above the floor.
4. Watertight pan "Smitty Pan" (508.4)	When located in an attic or above a floor where damage may result from leaking, a watertight pan of corrosion resistant materials with min. ¾" drain to approved location.
5. Earthquake straps (508.2)	Strapping at upper and lower third of heater. Lower strap min. 4 inches above the controls.
6. Control valve (605.5)	On the cold water supply immediately ahead of the water heater.
7. Pipe insulation (Energy Code 150(j)2)	The first 5 feet of hot and cold water pipes from the storage tank.
8. T & P line (608.3)	Temperature and pressure relief valve with a drain extend to the outside of building. End 6 inch to 24 inch above ground and pointing downward. Not trapped nor threaded. A Watts 210 valve together with a pressure relief valve may be used where the drain line cannot extend to the exterior.
9. Combustion air (507.4)	Outdoor combustion air: Two permanent openings method w/in 12 inches of top of enclosure and w/in 12 inches of top of enclosure. Communicating through • vertical ducts 1 in^2/4000 Btu/h. • horizontal ducts 1/2000 Btu/h. One permanent opening method w/in 12 inches of top of enclosure • 1 in^2/3000 Btu/h
10. Vent (510.6)	Double wall type B vent with at least one inch clearance (as listed) to combustibles. Terminate at least 5 feet vertical height above draft hood. Vent may have offsets up to 45 degrees OR one 60 degree offset. Terminate in a listed vent cap.
11. Vent connector (510.1)	Single wall allowed between w/h and its vent. Vent connector must be exposed and cannot run into or through concealed construction. Min. 6 inches clearance to combustibles. 3 screws or approved tape.
12. Gas connection (1212)	Connect to building piping with listed semirigid metallic tubing, flexible connector, CSST, listed nonmetallic gas hose connector protected against physical and thermal damage. Accessible, manual shutoff valve w/in 6 feet. Sediment trap capped nipple min. 3 inches below a tee fitting.



13. Verify first hour rating on the Energy Guide label. (Table 5-1)