

GUIDELINES FOR QUALITY CONSTRUCTION

WATER HEATER

COMMON CONSTRUCTION ERRORS

DESCRIPTION / DISCUSSION

WATER HEATERS MUST BE STRAPPED (PER 1997 UBC).

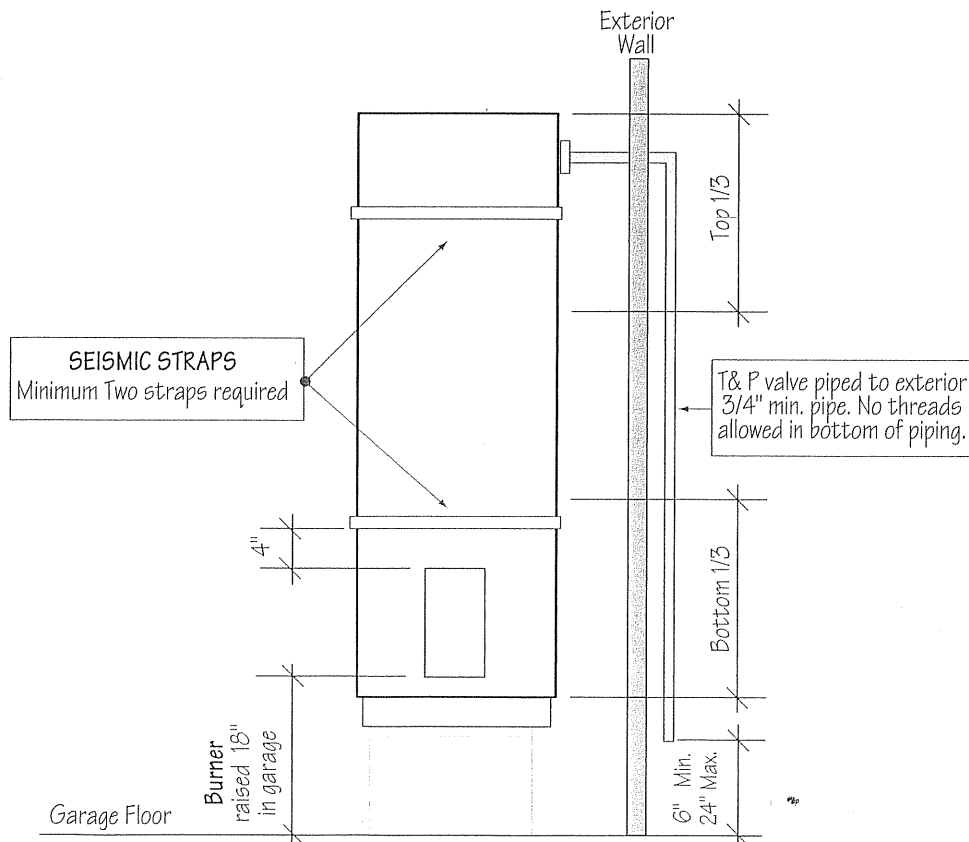
In seismic zones 3 & 4, water heaters shall be anchored or strapped to resist movement during an earthquake. Straps to be installed at the upper and lower third of the water heater (lower strap 4" above the controls). The straps shall be connected so that the fasteners and straps cannot dislodge or loosen. Code does not address smaller size water heater (i.e., 5 to 15 gallons).

Refer to Section 510.5 UPC and OSA

PRESSURE RELIEF VALVES MUST EXTEND TO THE OUTSIDE (PER 2000 UPC).

Relief valves shall drain to the exterior of the building or other approved location. Some municipalities accept the garage as outside the dwelling. If the water heater is located in the garage, they would allow the piping to terminate 6 to 24" above the slab. Check with local building department for the required discharge point.

Refer to Section UPC 608.2



Note:

No gas-fired water heater allowed in bedrooms, bathrooms, clothes closet or any space opening into a bedroom or bathroom.

FIG. Z - WATER HEATER