

Water Heater Replacement

Bracing and Water Heater Pressure Relief Valve; Drain Termination

2019 California Plumbing Code, Chapter 5 Water Heaters.

Section 507.2 Seismic Provisions, Anchoring. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of four inches shall be maintained above the controls with the strapping.

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Water heater relief valve outlets: 2019 California Plumbing Code, Section 608.5.

Discharge piping: The discharge piping serving a temperature relief valve, pressure relief valve, or combination of both shall have no valves, obstructions, or means of isolation and be provided with the following:

- (1) Equal to the size of the valve outlet and shall discharge full size to the flood level of the area receiving the discharge and pointing down.
- (2) Materials shall not be rated at not less than the operating temperature of the system and approved for such use or shall comply with ASME A112.4.1.
- (3) Discharge pipe shall discharge independently by gravity through an air gap into the drainage system or outside of the building with the end of the pipe not exceeding 24 inches and not less than 6 inches above the ground and pointing downwards.
- (4) Discharge in such a manner that does not cause personal injury or structural damage.
- (5) No part of such discharge pipe shall be trapped or subject to freezing
- (6) The terminal end of the pipe shall not be threaded
- (7) Discharge from a relief valve into a water heater pan shall be prohibited.

Copper, galvanized, or CPVC piping is allowed. 1/8" per foot minimum slope required to terminate outside the building.

For water heaters located in basements and interior walls located on slab on grade floors the use of a listed Watts 210 device is approved. The manufactures installations instructions required on job site at time of inspection.

2019 California Plumbing Code, Section 507.5 Water heaters located in an attic or inside the building where a subfloor is present where damage could occur from a leaking water heater a water tight pan of corrosion resistant material must be installed beneath the water heater with not less than a 3/4 inch diameter drain to the outside of the building in an approved location. Pan shall be not less than 1 1/2" in depth.

(updated 2-20-2020)
