

Water Heater Replacement Bracing and Water Heater Pressure Relief Valve; Drain Termination

Bracing:

2016 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.

Water Heater Pressure Relief Valve; Drain Termination

2016 California Plumbing Code, Section 608.5.

1- Unless structural conditions prohibit it, (as determined by the Permit Center) drains shall terminate at the exterior of the building and comply with the following:

- Pipe equal to the size of the valve outlet and pointing downward
- Terminal end of pipe Not more than 24" nor less than 6" above the ground with no threads
- Discharge shall not cause personal injury or structural damage
- No part of the discharge pipe shall be trapped, or subject to freezing
- Discharge from a relief valve shall not discharge in water heater pan

2- When structural conditions prohibit termination at the exterior of the building:

- Discharge pipe shall discharge independently by gravity through an air gap into the drainage system

Copper, galvanized or CPVC piping allowed. 1/8" per foot minimum slope required

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 installation instructions required on job site at time of inspection.

2016 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 ¾ 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 1-24-2018)
