



City of Santa Monica Building and Safety Division

Water Heater Guide

This list is to be used as a general guide.

It is not inclusive of all code requirements and inspection criteria.

California Mechanical (CMC), Electrical (CEC), Plumbing (CPC), Energy(CeC) and Building (CBC) Codes

California Codes available at www.bsc.ca.gov

- Cold water supply has fullway ball type shut off valve [CPC 606.2]
- Minimum access to water heater in attic or under floor is 22"X30" [CPC 508.4.]
- Light fixture and service receptacle required for water heater in attic or under-floor [CPC 508.4.4]
- Located in bedrooms, bathroom, clothes closet or closets openings into bedrooms or bathrooms shall comply with CPC 504
- Indoor installations require 1 ½" deep watertight pan to protect building [CPC 507.5]
- In garage or carport area unit is to be protected from damage [CPC 507.13.1]
- Installation in garage or warehouses, the pilots, burners, heating elements and switches must be at least 18" above floor [CPC 507.13]
- Clearances per appliance nameplate and manufacturer's installation instructions (which must be onsite for inspector) [CPC 504.3 & 507.24]
- Electric water heaters to have a labeled disconnect in sight [CEC 422.30]
- Overcurrent device and conductors are rated at not less than 125% of the rating found on the nameplate of the unit [CEC 422.13]
- Combustion Air Requirements per CPC 506 and appliance manufacturer
- Temperature pressure relief valve is required [CPC 504.4-504.6 & 608.3]
- Pressure temperature relief line terminates outside, 6 to 24 inches from ground pointing down. Line is to be of approved material, drain at minimum ¼" per foot with no reductions [CPC 608.5]
- Seismic strapping required per CPC 507.2
- If outside it must be on concrete pad at least 3" above grade [CPC 507.4]
- If [PE1] rooftop installation, units shall have inside means of access to the roof through a minimum 22in X 24in scuttle or trap door when building is more than 15' in height. Units and/or access closer than 10' to the edge of the roof require guards to 42" in height. Units on the roof shall have a service receptacle (GFCI) on the roof adjacent to the equipment and switched light at the point of access. [CPC 508.3 & CBC 1013.3]
- Each water heater has an independent gas shut-off valve [CPC 1212.5]
- Expansion tank required per CPC 608.3
- Pressure test & isometrics for new or extended gas systems [CPC 1213]
- Single wall metal vent connectors require a minimum clearance to combustibles of 6" Vent connectors in exposed areas only (not for use in attics or crawl spaces), and rise at least ¼" per foot. Single wall vents to be securely fastened in place with 3 fasteners per connection (CMC 802.7.3)
- Double wall type B vent has a clearance from combustibles minimum 1" per CPC table 802.7.3.4
- Termination of type B vent at least 12" above any portion of flat roof, not within 8' of any vertical surface [CMC 802.6.2]
- Vacuum relief valve required for units above the appliances they serve [CPC 608.7]
- Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr. (2 kW) shall have isolation valves on cold water supply and hot water pipe leaving water heater and hose bibs on each valve. (Cal Energy Code 110.3 (c) (7))
- Insulate water piping and protect insulation (Cal Energy Code 120.3)