



Tankless Water Heaters

DIRECTIONS

All new and retrofit tankless water heater permit applications must contain the following information:

- Supply gas pipe sizing calculations, BTUs and pipe distances (see the isometric diagram on page 2 for a sample).
- The manufacturer, model number and BTUs required for the unit to be installed (specification sheets).
- 2 sets of specification sheets are required.
- An electrical source must also be provided (Note: receptacles for tankless water heaters installed in a garage or outdoors must be CFCI protected)
- Plans must be legible.

GENERAL REQUIREMENTS

- Water heaters located in garages must be protected from mechanical damage. This means placing them out of the path of vehicular traffic or providing a protective post or partition. (CPC 507.13.1)
- Provide a temperature and pressure relief valve as required by the manufacturer. Hard pipe plumb to the outside and directed to the ground and terminate a minimum of 6" and a maximum of 24" above grade. When replacing an existing tank type water heater, the T & P must be re-installed to drain to the outside. Relief valve may not discharge into a secondary drain pan. (CPC 608.4 & 608.5)
- All lines shall be insulated if using a recirculation pump system.
- A water heater located above habitable space, where damage may occur if a leak developed, a secondary pan with a ¾" minimum drain line to the outside is required. (CPC 507.5)
- Water heaters located in a bedroom or bathroom are required:
 - A) To be installed in a dedicated closet with a listed, gasketed door assembly and a self-closing device (CPC 504.1 & 504.1.1)
 - B) All combustion air shall be obtained from the outside. (CPC 506.1. & 506.4)

PROHIBITED LOCATIONS

Gas tankless water heaters must not be installed in a room used or designed to be used for sleeping purposes. They must not be installed in clothes closets or in a closet or other confined space opening into a bath or bedroom. The exception to these rules is a direct vent type tankless water heater which is listed for installation in these types of spaces or an electric tankless water heater.

FUEL GAS

- Fuel gas piping must be sized for the demand upon it. (CPC 507.18)

COMBUSTION AIR

Tankless water heaters shall be provided with combustion air per the manufacturer's installation instructions.

Tankless water heaters located within habitable space will require submittal of the manufacturer's specifications for combustion air supply and venting.



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CLEARANCES

- Clearances for most water heaters are found on the appliance label.
- Please note the front and top clearance is usually greater than the side and rear.
- Access and work space must be provided.
- The opening must be at least 24" wide and large enough to remove the tankless water heater.
- Tankless water heaters installed in a garage must be elevated 18" above the floor unless it is listed as having a sealed combustion chamber (CPC 507.13) Note that electric water heaters with a switch and/or heating element located less than 18" above the base must also be elevated.

SAMPLE ISOMETRIC DIAGRAM

