

Pikes Peak REGIONAL Building Department

WATER HEATER REPLACEMENTS AND INSTALLATION

Permits and inspections are required for both gas and electric water heater installations

1. Appliance is listed for the specific application.
2. Adequate access for service and removal, including a 30" minimum work space on the control side.
3. A water heater cannot be located in a sleeping room, bathroom, toilet room, storage closet, or surgical room (unless code exceptions are met), and cannot obtain combustion air from these areas.
4. Water heater cannot be installed less than 18-inches above a garage floor measured to the ignition source, unless an F.V.I.R (flammable vapor ignition resistant) appliance is installed.
5. Condition of existing venting system, including the equipment area and roof termination, must be in safe working order.
 - 5.1. Existing cell core plastic vent piping must be removed and replaced with proper materials per manufacturer installation instructions. All new plastic exhaust piping must be tested with an air test of 5 psi per Colorado state amendment 2021 IRC 2427.4.1.
6. If vented through a masonry chimney, the chimney must be lined with an approved material or a chimney lining system specifically listed for use only with such appliance.
7. Vent connector rise, clearance, and support is adequate and of proper material.
8. Combustion air is adequate.
9. Gas shut-off valve is within 6-feet of total developed length from the appliance gas valve and gas connector is of approved material. An existing listed appliance connector cannot be reused.
10. Temperature and pressure relief valve (maximum 150 psi) shall terminate not more than 6-inches above and not less than two times the discharge pipe diameter above the floor or flood rim of the waste receptor.
11. Water supply shut-off valve is required on the cold water inlet side of the water heater.
12. An expansion tank or expansion devise is required when a PRV, check valve, or backflow preventer is install in the water supply system.
13. In crawlspace locations, water heater is placed upon masonry slab at least 3-inches above the adjoining grade. Where the depth exceeds 12-inches below grade, the walls of the pit or excavation shall be lined with concrete or other approved materials per RBC 303.4.76.
14. Carbon Monoxide detectors will be required to be installed in all locations required per code if the home has an attached garage or contains a fuel-fired appliance.