

Water Heater Virtual Inspection

Water heater shall be sized in accordance with Table 506 of the 2018 IPC and must at a minimum meet the First Hour Rating (FHR) requirements of Table 506 (See table below)

Show permit issued and house with premises identification (City Ord. Article 7-4-2-050(H)(5), IRC R319.1)

Water cutoff valve for heater (IPC 503.1)

TPR valve discharge pipe (IPC 504.6):

Not directly connected to drainage system.

Discharge to floor, pan, outdoors, or through air gap in same room as heater.

Terminate 6" or less above floor or minimum two pipe diameters above waste receptor.

Expansion tank with support (IPC 607.3)

Pan if applicable (IPC 504.7)

Plastic pan prohibited for gas fired water heater, minimum 1 ½" in depth.

Drain piping to discharge to floor, indirect waste receptor, or between 6" and 24" from grade.

Note: Pan drain not required for replacement that previously had no pan drain installed.

Disconnect or lockout (NEC 422.31(A)), wire in conduit (NEC 344.15(B)) Electric units

Gas units only:

The vent coming off heater and clearance to combustibles (IMC 1306, IFGC 305.8)

Gas cutoff (IFGC 409), CSST bonding (IFGC 310 if applicable), and sediment trap (IFGC 408)

Elevation of ignition source (18") (if applicable) (IMC 304.3, IFGC 305.3)

Verify adequate combustion air (IRC G2407)

TABLE 506 MINIMUM FIRST HOUR RATING FOR RESIDENTIAL WATER HEATERS ^{1, 2, 3}

Number of Bathrooms	1 to 1.5			2 to 2.5				3 to 3.5			
	1	2	3	2	3	4	5	3	4	5	6
Number of Bedrooms	1	2	3	2	3	4	5	3	4	5	6
First Hour Rating, in Gallons	38	49	49	49	62	62	74	62	74	74	74

FHR= First Hour Rating, 1 gal=3.7854 L, 1 gph=1.5 mL/s

1. Tankless Water Heaters shall be sized and installed per manufacturer's recommendations
2. Water heaters for single family dwellings having more than six bedrooms and/or 3 1/2 baths shall be sized per manufacturer's recommendations.
3. Table 506 reflects the total minimum requirements for one or multiple water heating units.

(Effective January 1, 2022)