

CHAPTER 5

WATER HEATERS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall govern the materials, design and installation of water heaters and the related safety devices and appurtenances.

501.2 Water heater as space heater. Where a combination potable water heating and space heating system requires water for space heating at temperatures higher than 140°F (60°C), a master thermostatic mixing valve complying with ASSE 1017 shall be provided to limit the water supplied to the potable *hot water* distribution system to a temperature of 140°F (60°C) or less. The potability of the water shall be maintained throughout the system.

501.3 Drain valves. Drain valves for emptying shall be installed at the bottom of each tank-type water heater and *hot water* storage tank. Drain valves shall conform to ASSE 1005.

501.4 Location. Water heaters and storage tanks shall be located and connected so as to provide *access* for observation, maintenance, servicing and replacement.

501.5 Water heater labeling. All water heaters shall be third-party certified.

501.6 Water temperature control in piping from tankless heaters. The temperature of water from tankless water heaters shall be a maximum of 140°F (60°C) when intended for domestic uses. This provision shall not supersede the requirement for protective shower valves in accordance with Section 424.3.

501.7 Pressure marking of storage tanks. Storage tanks and water heaters installed for domestic hot water shall have the maximum allowable working pressure clearly and indelibly stamped in the metal or marked on a plate welded thereto or otherwise permanently attached. Such markings shall be in an accessible position outside of the tank so as to make inspection or reinspection readily possible.

501.8 Temperature controls. All hot water supply systems shall be equipped with automatic temperature controls capable of adjustments from the lowest to the highest acceptable temperature settings for the intended temperature operating range.

SECTION 502 INSTALLATION

502.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired water heaters shall conform to the requirements of this code and the *Florida Building Code, Mechanical*. Electric water heaters shall conform to the requirements of this code and provisions of Chapter 27 of the *Florida Building Code, Building*. Gas-fired water heaters shall conform to the requirements of the *Florida Building Code, Fuel Gas*.

502.1.1 Elevation and protection. Elevation of water heater ignition sources and mechanical damage protection requirements for water heaters shall be in accordance with the *Florida Building Code, Mechanical* and the *Florida Building Code, Fuel Gas*.

502.2 Rooms used as a plenum. Water heaters using solid, liquid or gas fuel shall not be installed in a room containing air-handling machinery when such room is used as a plenum.

502.3 Water heaters installed in attics. Attics containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the water heater. The clear *access* opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm) where such dimensions are large enough to allow removal of the water heater.

502.4 Seismic supports. Reserved.

502.5 Clearances for maintenance and replacement. Appliances shall be provided with *access* for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A level working space at least 30 inches deep and 30 inches wide (762 mm by 762 mm) shall be provided in front of the control side to service an appliance.

502.6 Water heaters installed in garages. Water heaters shall be installed in accordance with the manufacturer's installation instructions, which shall be available on the job site at the time of inspection.

SECTION 503 CONNECTIONS

503.1 Cold water line valve. The cold water *branch* line from the main water supply line to each hot water storage tank or water heater shall be provided with a valve, located near the equipment and serving only the hot water storage tank or water heater. The valve shall not interfere or cause a disruption of the cold water supply to the remainder of the cold water system. The valve shall be provided with *access* on the same floor level as the water heater served.

503.2 Water circulation. The method of connecting a circulating water heater to the tank shall provide proper circulation of water through the water heater. The pipe or tubes required for the installation of appliances that will draw from the water

heater or storage tank shall comply with the provisions of this code for material and installation.

**SECTION 504
SAFETY DEVICES**

504.1 Antisiphon devices. An *approved* means, such as a cold water “dip” tube with a hole at the top or a vacuum relief valve installed in the cold water supply line above the top of the heater or tank, shall be provided to prevent siphoning of any storage water heater or tank.

504.2 Vacuum relief valve. Bottom fed water heaters and bottom fed tanks connected to water heaters shall have a vacuum relief valve installed. The vacuum relief valve shall comply with ANSI Z21.22.

504.3 Shutdown. A means for disconnecting an electric hot water supply system from its energy supply shall be provided in accordance with Chapter 27 of the *Florida Building Code, Building*. A separate valve shall be provided to shut off the energy fuel supply to all other types of hot water supply systems.

504.4 Relief valve. All storage water heaters operating above atmospheric pressure shall be provided with an *approved*, self-closing (levered) pressure relief valve and temperature relief valve or combination thereof. The relief valve shall conform to ANSI Z21.22. The relief valve shall not be used as a means of controlling thermal expansion.

504.4.1 Installation. Such valves shall be installed in the shell of the water heater tank. Temperature relief valves shall be so located in the tank as to be actuated by the water in the top 6 inches (152 mm) of the tank served. For installations with separate storage tanks, the valves shall be installed on the tank and there shall not be any type of valve installed between the water heater and the storage tank. There shall not be a check valve or shutoff valve between a relief valve and the heater or tank served.

504.5 Relief valve approval. Temperature and pressure relief valves, or combinations thereof, and energy cutoff devices shall bear the label of an *approved* agency and shall have a temperature setting of not more than 210°F (99°C) and a pressure setting not exceeding the tank or water heater manufacturer’s rated working pressure or 150 psi (1035 kPa), whichever is less. The relieving capacity of each pressure relief valve and each temperature relief valve shall equal or exceed the heat input to the water heater or storage tank.

504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an *air gap* located in the same room as the water heater.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the *air gap*.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

5. Discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
6. Discharge in a manner that does not cause personal injury or structural damage.
7. Discharge to a termination point that is readily observable by the building occupants.
8. Not be trapped.
9. Be installed so as to flow by gravity.
10. Not terminate more than 6 inches (152 mm) above the floor or waste receptor.
11. Not have a threaded connection at the end of such piping.
12. Not have valves or tee fittings.
13. Be constructed of those materials listed in Section 605.4 or materials tested, rated and *approved* for such use in accordance with ASME A112.4.1.

504.7 Required pan. Where water heaters or hot water storage tanks are installed above the ground floor space, in attics or ceiling areas, or within the habitable space, the tank or water heater shall be installed in a galvanized steel or other metal pan of equal corrosion resistance having a minimum thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage), or other pans *approved* for such use. Electric water heaters shall be installed in a metal pan as herein required or in a high-impact plastic pan of at least 0.0625 inch (1.59 mm) thickness.

504.7.1 Pan size and drain. The pan shall be not less than 1½ inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of ¾ inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table 605.4.

504.7.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

**SECTION 505
INSULATION**

[E] 505.1 Unfired vessel insulation. Unfired hot water storage tanks shall be insulated to R-12.5 (h · ft² · °F)/Btu (R-2.2 m² · K/W).

CHAPTER 6

WATER SUPPLY AND DISTRIBUTION

SECTION 601 GENERAL

601.1 Scope. This chapter shall govern the materials, design and installation of water supply systems, both hot and cold, for utilization in connection with human occupancy and habitation and shall govern the installation of individual water supply systems.

601.2 Solar energy utilization. Solar energy systems used for heating potable water or using an independent medium for heating potable water shall comply with the applicable requirements of this code. The use of solar energy shall not compromise the requirements for cross connection or protection of the potable water supply system required by this code.

601.3 Existing piping used for grounding. Existing metallic water service piping used for electrical grounding shall not be replaced with nonmetallic pipe or tubing until other *approved* means of grounding is provided.

601.4 Tests. The potable water distribution system shall be tested in accordance with Section 312.5.

SECTION 602 WATER REQUIRED

602.1 General. Every structure equipped with plumbing fixtures and utilized for human occupancy or habitation shall be provided with a potable supply of water in the amounts and at the pressures specified in this chapter.

602.2 Potable water required. Only potable water shall be supplied to plumbing fixtures that provide water for drinking, bathing or culinary purposes, or for the processing of food, medical or pharmaceutical products. Unless otherwise provided in this code, potable water shall be supplied to all plumbing fixtures.

602.3 Individual water supply. Where a potable public water supply is not available, individual sources of potable water supply meeting the requirements of *Florida Statute 373* shall be utilized.

602.3.1 Sources. Dependent on geological and soil conditions and the amount of rainfall, individual water supplies are of the following types: drilled well, driven well, dug well, bored well, spring, stream or cistern. Surface bodies of water and land cisterns shall not be sources of individual water supply unless properly treated by *approved* means to prevent contamination.

602.3.2 Minimum quantity. The combined capacity of the source and storage in an individual water supply system shall supply the fixtures with water at rates and pressures as required by this chapter.

602.3.3 Water quality. Water from an individual water supply shall be *approved* as potable by the authority having jurisdiction prior to connection to the plumbing system.

602.3.4 Disinfection of system. After construction or major repair, the individual water supply system shall be purged of deleterious matter and disinfected in accordance with Section 610.

602.3.5 Pumps. Pumps shall be rated for the transport of potable water. Pumps in an individual water supply system shall be constructed and installed so as to prevent contamination from entering a potable water supply through the pump units. Pumps shall be sealed to the well casing or covered with a water-tight seal. Pumps shall be designed to maintain a prime and installed such that ready *access* is provided to the pump parts of the entire assembly for repairs.

602.3.5.1 Pump enclosure. The pump room or enclosure around a well pump shall be drained and protected from freezing by heating or other *approved* means. Where pumps are installed in basements, such pumps shall be mounted on a block or shelf not less than 18 inches (457 mm) above the basement floor. Well pits shall be prohibited.

602.4 Reclaimed water. Reclaimed water shall be permitted to be used for flushing water closets and urinals and other fixtures which do not require potable water in accordance with Florida Department of Environmental Protection (DEP) Chapter 62-610, *F.A.C.* Reuse of reclaimed water activities shall comply with the requirements of DEP Chapter 62-610, *FAC.*

SECTION 603 WATER SERVICE

603.1 Size of water service pipe. The water service pipe shall be sized to supply water to the structure in the quantities and at the pressures required in this code. The minimum diameter of water service pipe shall be $\frac{3}{4}$ inch (19.1 mm). Water services shall be sized in accordance with Table 603.1 or other approved methods.

603.2 Separation of water service and building sewer. Water service pipe and the *building sewer* shall be separated by 5 feet (1524 mm) of undisturbed or compacted earth.

Exceptions:

1. The required separation distance shall not apply where the bottom of the water service pipe within 5 feet (1524 mm) of the *sewer* is a minimum of 12 inches (305 mm) above the top of the highest point of the *sewer* and the pipe materials conform to Table 702.3.
2. Water service pipe is permitted to be located in the same trench with a *building sewer*, provided such *sewer* is constructed of materials listed in Table 702.2.
3. The required separation distance shall not apply where a water service pipe crosses a *sewer* pipe, pro-