

CHAPTER 28

WATER HEATERS

SECTION P2801 GENERAL

P2801.1 Required. Each dwelling shall have an approved automatic water heater or other type of domestic water-heating system sufficient to supply hot water to plumbing fixtures and appliances intended for bathing, washing or culinary purposes. Storage tanks shall be constructed of noncorrosive metal or shall be lined with noncorrosive material.

P2801.2 Installation. Water heaters shall be installed in accordance with this chapter and Chapters 20 and 24.

P2801.3 Location. Water heaters and storage tanks shall be located and connected so as to provide access for observation, maintenance, servicing and replacement.

P2801.4 Prohibited locations. Water heaters shall be located in accordance with Chapter 20.

Exceptions:

1. Direct-vent water heaters.
2. Appliances installed in a dedicated enclosure in which all combustible air is taken directly from the outdoors, in accordance with Section K703. Access to such enclosure shall be through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an approved self-closing device.

P2801.5 Required pan. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gage (0.016 inch) (0.4 mm) or other pans for such use. Listed pans shall comply with CSA LC3.

P2801.5.1 Pan size and drain. The pan shall be not less than 15 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping and condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a minimum diameter of $\frac{3}{4}$ inch (19 mm) or the outlet diameter of the relief valve, whichever is larger.

P2801.5.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall 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.

P2801.6 Water heaters installed in garages. Water heaters having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the garage floor.

SECTION P2802 WATER HEATERS USED FOR SPACE HEATING

P2802.1 Protection of potable water. Piping and components connected to a water heater for space heating applications shall be suitable for use with potable water in accordance with Chapter 29. Water heaters that will be used to supply potable water shall not be connected to a heating system or components previously used with nonpotable water heating appliances. Chemicals for boiler treatment shall not be introduced into the water heater.

P2802.2 Temperature control. Where a combination water heater-space heating system requires water for space heating at temperatures exceeding 140°F (60°C), a master thermostatic mixing valve complying with ASSE 1017 shall be installed to temper the water to a temperature of 140°F (60°C) or less for domestic uses.

P2802.3 Scald protection. Where a combination water heater-space heating system requires water for space heating at temperatures exceeding 140°F (60°C), a means such as a mixing valve shall be installed to temper the water for domestic uses.

SECTION P2803 RELIEF VALVES

P2803.1 Relief valves required. Appliances and equipment used for heating water or storing hot water shall be protected by:

1. A separate pressure-relief valve and a separate temperature-relief valve; or
2. A combination pressure- and temperature-relief valve.

P2803.2 Rating. Relief valves shall have a minimum rated capacity for the equipment served and shall conform to ANSI Z 21.22.

P2803.3 Pressure relief valves. Pressure-relief valves shall have a relief rating adequate to meet the pressure conditions for the appliances or equipment protected. In tanks, they shall be installed directly into a tank tapping or in a water line close to the tank. They shall be set to open at least 25 psi (172 kPa) above the system pressure but not over 150 psi (1034 kPa). The relief-valve setting shall not exceed the tanks rated working pressure.

P2803.4 Temperature relief valves. Temperature-relief valves shall have a relief rating compatible with the temperature conditions of the appliances or equipment protected. The valves shall be installed such that the temperature-sensing element monitors the water within the top 6 inches (152 mm) of the tank. The valve shall be set to open at a maximum temperature of 210°F (99°C).

P2803.5 Combination pressure/temperature relief valves. Combination pressure/temperature-relief valves shall comply

with all the requirements of separate pressure- and temperature-relief valves.

P2803.6 Installation of relief valves. A check or shutoff valve shall not be installed in the following locations:

1. Between a relief valve and the termination point of the relief valve discharge pipe;
2. Between a relief valve and a tank; or
3. Between a relief valve and heating appliances or equipment.

P2803.6.1 Requirements of discharge pipe. The outlet of a pressure relief valve, temperature relief valve or combination thereof, shall not be directly connected to the drainage system. The discharge from the relief valve shall be piped full size separately to the floor, to the outside of the building or to an indirect waste receptor located inside the building. In areas subject to freezing, the relief valve shall discharge through an air gap into an indirect waste receptor located within a heated space, or by other approved means. The discharge shall be installed in a manner that does not cause personal injury or property damage and that is readily observable by the building occupants. The discharge from a relief valve shall not be trapped. The diameter of the discharge piping shall not be less than the diameter of the relief valve outlet. The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically not more than 6 inches (152 mm) above the floor. The outlet end of the discharge pipe shall not have a valve installed.

P2803.6.2 Relief valve drains. Relief valve drains shall comply with Section P2904.5 or ASME A112.4.1.

Chapters 25 through 32 are not adopted in the City of Seattle. See the Uniform Plumbing Code for plumbing regulations.