



Residential Water Heater Inspection Checklist

City of Rancho Palos Verdes Community Development
Department of Building and Safety

This is to be used as a general checklist; it is not inclusive of all code requirements & inspection criteria. Permits are required prior to installation or replacement of water heaters.

Permitting Process:

- 1. Planning Approval** – Planning approval is required prior to applying for a permit when the water heater is to be on the outside of the residence, in the garage, or tankless outside of the residence.
 - ✓ You may call the planning department at (310) 544-5287 or email planning@rpvca.gov if you have any questions.
- 2. Building Permit Application Requirements** – A completed Building permit application from is required.
 - ✓ Available at the Building Department or at <https://rpvca.gov/DocumentCenter/View/17795/Permit-Application> you may follow the link.
- 3. Inspections** – A final inspections is required after all the work has been completed.
 - ✓ You must schedule a final inspection by calling the inspection request line at (310) 544-5279 by 4:00PM, the day before you require an inspection. You can also email your inspection request to <https://rpvca.gov/FormCenter/Community-Development-5/Inspection-ERequest-57>

General Requirements:

- ✓ **Seismic Straps** – Water heaters require two seismic straps; one located within the top 1/3 of the water heater unit and one at the bottom 1/3.
- ✓ The bottom strap must be located at least 4” away from the water heater controls.
- ✓ **Venting** – The vent and the water heater must maintain clearance from combustible materials such as wall framing or roofing.
- ✓ Generally, this clearance is required to be 6” when the vent material is double-walled. Check the manufacturers listing on the material and design.
- ✓ All single –walled vents and single-walled to double-walled vent joints shall be secured with a minimum of three sheet metal screws, rivets or similar positive connection.
- ✓ **Pressure – Temperature Relief Valve** – All water heaters have a pressure / temperature (P/T) relief valve.

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- ✓ The valve shall be drained to the exterior and terminate toward the ground maintaining between 6” and 24” of clearance from the ground and pointing downward.
- ✓ The diameter of the valve opening (generally ¾”) must be maintained to the termination of the drain. Check the manufacturer’s requirements.
- ✓ Relief valve drains shall not terminate in a building.
- ✓ **Located in a Garage** – Water heaters located in a garage must be elevated so the pilot light and controls are at least 18” above the garage floor surface.
- ✓ If subject to damage, adequate barriers must be installed. Water lines shall be insulated.
- ✓ **Located in an Attic or Furred Space** – If located in an attic or furred space (i.e. closet) where leaking could cause damage to underlying wood framing the water heater must be set in a pan constructed of water tight corrosion resistant material.
- ✓ The pan must be fitted with a minimum ¾” drain that drains to an approved location. The P/T line is not allowed to terminate at this pan or be connected to it.
- ✓ **Located in a Bedroom, Bathroom, or Closet** – Shall be permitted when provided with a listed self closing, gasketed door and all combustion air shall be obtained from outdoors.
- ✓ Closets shall not be used from any other purpose.
- ✓ **Located in Attic** – Shall be accessible through an opening and passageway at least as large as the largest component of the appliance, and not less than 22” by 30”.
- ✓ Where the height of passageway is less than 6 feet the distance from the passageway access to appliance shall not exceed 20 feet measured along the centerline of the passageway.
- ✓ The passageway shall be unobstructed and shall have solid flooring not less than 24”.
- ✓ A level working platform not less than 30” by 30” shall be provided in front of the service side of the appliance.
- ✓ The controlling the lighting fixture shall be located at the entrance to the passageway.
- ✓ **Tankless Water Heater** – Tankless water shall be listed by an approved testing agency (UL, UPC, etc.) and be installed in accordance with manufacturer’s requirements.
- ✓ Category II stainless venting material and larger gas supply lines may be required gassed on the manufacturer’s specifications / recommendations.
- ✓ All water heaters on the façade of the building need planning department approval please see permits requirements.
- ✓ **Shut off’s & Gas Lines** – Both gas and water shut off valves are required adjacent to the water heater.
- ✓ Maximum 3 feet long gas flex connector allowed.
- ✓ New gas piping shall be pressure tested.