



WATER HEATER REQUIREMENTS

(Requirements are the same for new and replacement units)

- Water Heaters are not permitted in attics.
- Upper and lower combustion air required for gas water heaters that are in enclosures. See: 2021 International Residential Code for sizing tables for combustion air vents.
- No flexible piping is permitted for temperature and pressure drain.
- Temperature and Pressure drain shall be extended to the exterior of the structure.
- Temperature and Pressure drain line shall slope down towards drain discharge.
- The inside diameter of the temperature and pressure relief valve drain line shall not be less than the diameter of the valve.
- Gas vent requires 1" clearance from combustibles (including sheet rock)
- Overflow pans with drain lines are required on all water heaters installed within buildings, including water heaters within a garage closet.
- Water heaters and all appliances located in a garage that generates a glow or a spark shall be raised 18 inches above finished floor of garage.

This is not a comprehensive list of code requirements but is intended to help with items frequently found in violation of the plumbing code.

****Please note that these requirements are the result of State Law Regulating Plumbing and are not arbitrarily promulgated by the City of Grapevine.

All water heater installations shall be permitted and inspected. Work not inspected within 180 days after permit issuance will result in permit expiration. Contractors with expired permits will be issued no new permits until all fees are paid for the expired permit, and inspection(s) are requested and passed.

CITY OF GRAPEVINE * P.O. BOX 95104, GRAPEVINE, TX 76099 * Attn: BUILDING SERVICES
PHONE: (817) 410-3165, (817) 410-3166