

CITY OF ROCKWALL WATER HEATER REQUIREMENTS

1. A permit is required for all water heater installations.
2. Permit cost \$ 100.00
3. Please schedule inspections online at:
<https://cityworks.rockwall.com/PublicAccess/template/login.aspx> or call (972) 771-7709 Inspections scheduled by 7:30 pm will be performed the next business day.
We encourage plumbers to meet us for an inspection.

Requirements for Installation

- Pans are required and shall be not less than 1½ inches deep and equipped with a minimum ¾ inch drain line.
- The pan drain line shall be of materials in accordance with: 2021 IRC and 2021 IPC Table 605.3
- All water heaters installed in garages must be elevated a minimum of 18” above the garage floor, by means of a platform.
- T&P and pan discharge/drain lines shall be piped separately to the exterior of the building and terminate not less than 6” or more than 24” above grade or more than 6” above a code approved waste receptor. Alternate methods of T&P and pan discharge/drainage shall only be considered in cases of infeasibility of installation, due to limitations imposed by the design of an existing residence or building.
- Corrugated flex lines are not approved for use as a T&P line.
- T&P discharge lines shall only be of approved materials listed in 2021 IRC or Section 605.4 2021 of the IPC or materials tested, rated and approved for such use in accordance with ASME A112.4.1.
- ***Existing*** combined T&P and pan discharge/drain lines **are not** “grandfathered”. All discharge/drain line installations must meet the requirements of the 2021 IRC or IPC and local amendments.
- Combustion air ventilation is required for all installations in spaces not meeting the required volume of 50 cubic feet per 1,000 Btu/h (The total required volume shall be the sum of the required volume capacity for all appliances located within the space) and must be in accordance with Section 2407 of the 2021 IRC and Section 304 of the IFGC.
- All water lines shall be connected to the water heater by means of a union.
- A union must be installed on the T&P discharge line in a manner that will allow the removal of the T&P valve without cutting the discharge line.

- Single wall vent pipes shall have two or more screws in each connection.
- All gas shut off valves shall be of an approved ball valve type.
- All gas connectors shall be of an approved type and length.
- A sediment trap is required downstream of the equipment shut off valve as close to the inlet of the water heater as practical.
- Where the main pressure exceeds **80 psi**) an approved pressure-reducing valve must be installed *2021 IRC P2903.3.3.2 IPC 604.8.*
- Where a water heater is supplied with cold water that passes through a check valve, **pressure reducing valve** or backflow preventer, an **expansion tank** is required for any closed-loop domestic water heating system to safely manage the increase in water volume when it is heated *607.3 IRC. P2903.4*
- Water heaters installed in an attic or above 1st story shall be equipped with an approved leak stop detection device.

***NOTE:** No penetrations allowed on Fire Walls on **Zero** Lot Side.

