



245 E. Bonita Ave  
San Dimas, CA, 91773  
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[www.sandimasca.gov](http://www.sandimasca.gov)

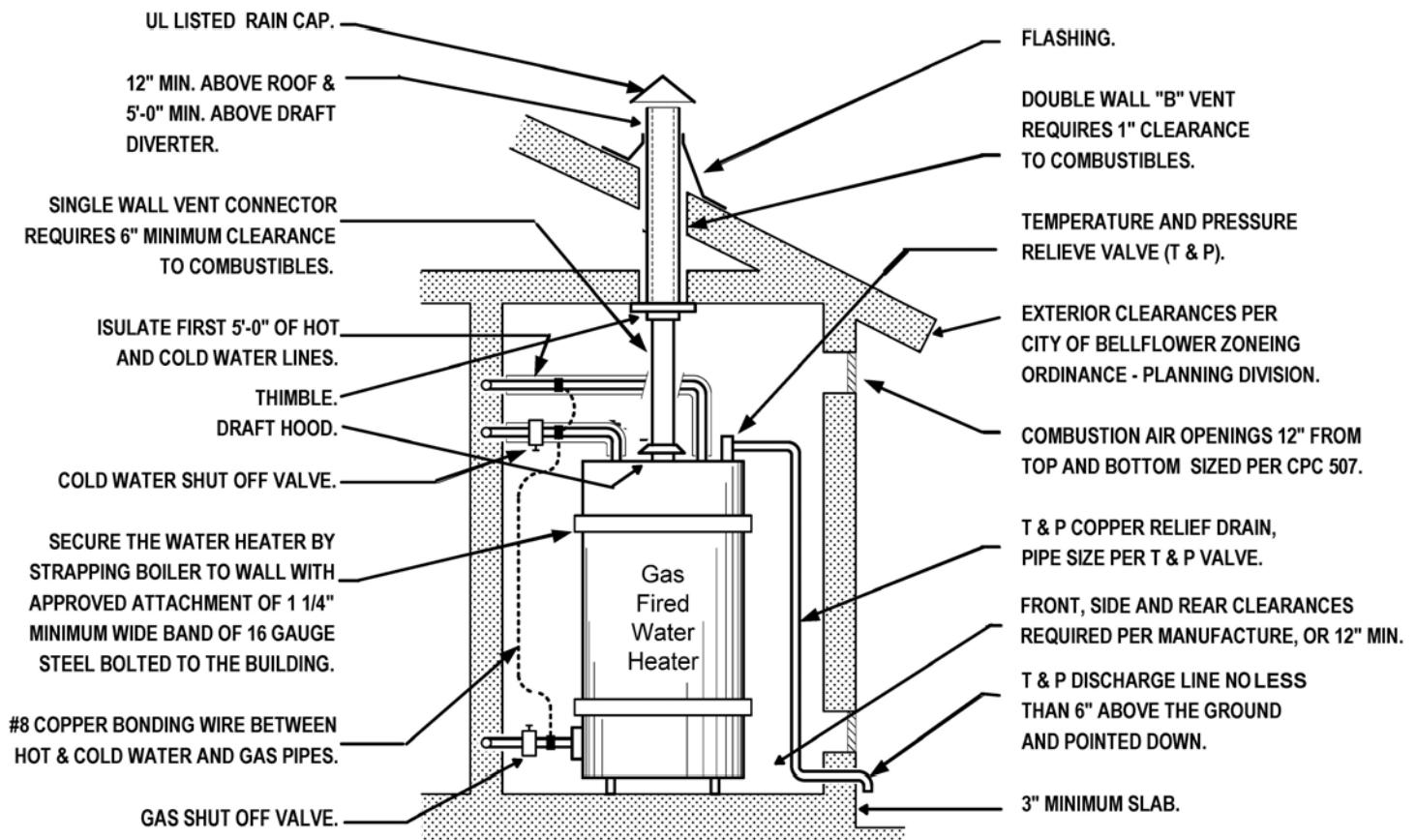
# RESIDENTIAL WATER HEATER

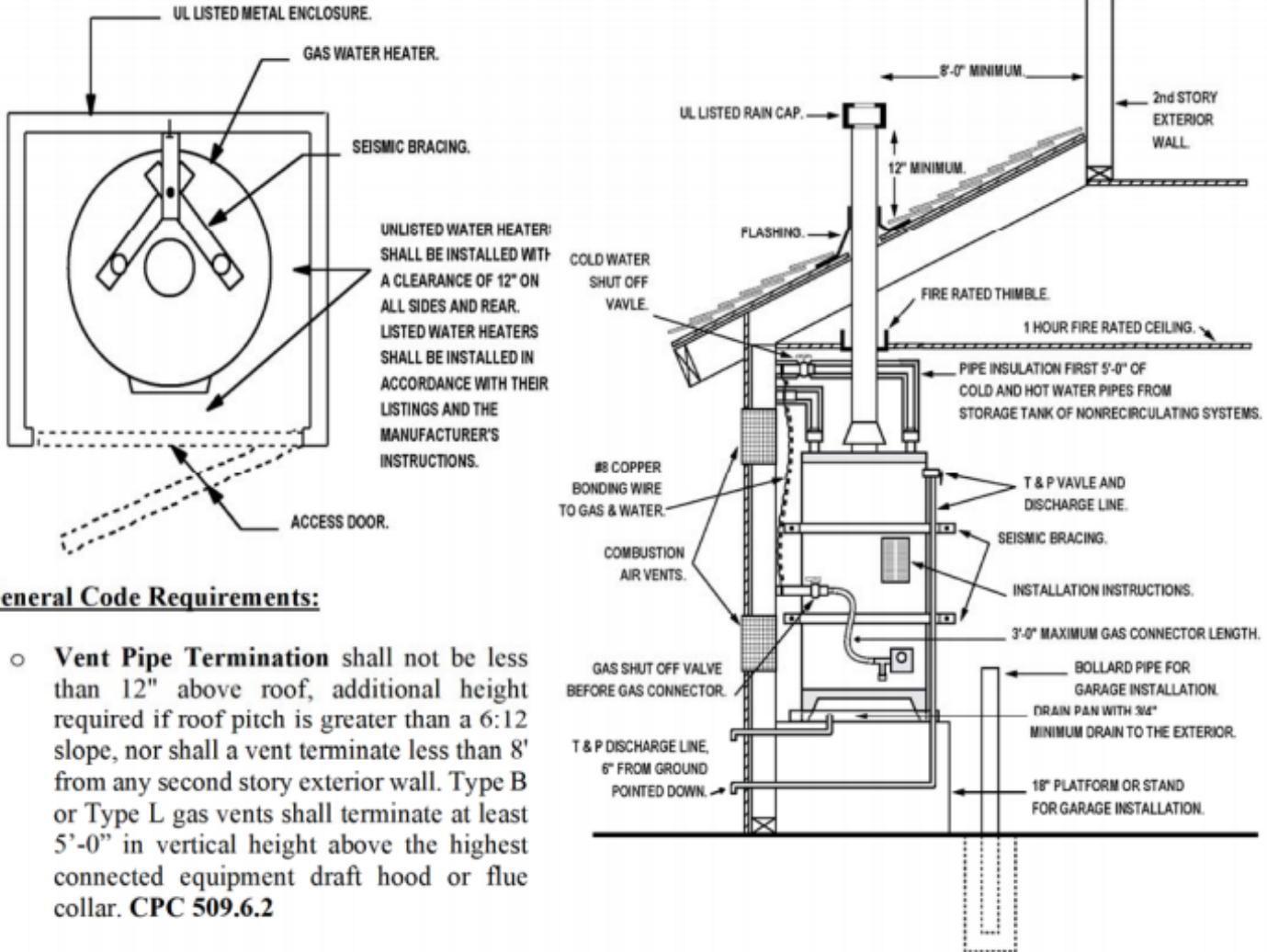


**A plumbing permit is required for all water heater replacements or new installations within the City of San Dimas.**

- **Homeowners Association:** If the property is regulated by a Home Owners Association, any exterior work must have written approval of the Association and the written approval must be attached to the permit.
- A plumbing permit may only be issued to a State of California Licensed C-36 Plumbing Contractor or to an approved homeowner-builder in accordance with City requirements and State licensing laws.

## 2025 California Plumbing Code





### General Code Requirements:

- **Vent Pipe Termination** shall not be less than 12" above roof, additional height required if roof pitch is greater than a 6:12 slope, nor shall a vent terminate less than 8' from any second story exterior wall. Type B or Type L gas vents shall terminate at least 5'-0" in vertical height above the highest connected equipment draft hood or flue collar. **CPC 509.6.2**
- **Venting Clearance** Single wall metal vent piping shall not be installed in residential occupancies or dwellings. Type B Double wall vent piping shall be installed in a manor to provide 1" clearance from combustible materials and shall not be secured together with Tech screws or rivets. **CPC 509.7.2, 509.7.3, Table 509.7.3.4(1)**
- **Roof Thimble** or other approved non-combustible collar shall be placed against the ceiling, sealing gaps. **CPC 509.7.3.6**
- **Combustion Air Vents** within 12" of top and bottom of enclosure is required where enclosure has volume less than 50 C.F. per 1000 BTU/Hour of all appliances within enclosure. Minimum area per opening shall be based on 1" squared per 4000 BTU/Hour of input capacity, with minimum screen mesh of a 1/4". **CPC 506**
- **Seismic Bracing System** shall be installed to provide protection from displacement due to earthquake motion. Water heater shall be anchored/secured with 1 1/4" minimum wide band of 16 gauge steel bolted to the building at the upper and lower 1/3's of the water heater, minimum 4" above gas control valve and 4" below side T & P outlet. **Solid blocking may be required to properly secure the water heater.** **CPC 507.2, Health and Safety Code 17958.5**
- **Side & Rear Clearances** of unlisted water heaters shall be 12" minimum on all sides. Listed water heaters shall be installed in accordance with their listings and the manufacturers' instructions. **CPC 504.3.2**
- **Temperature, Pressure and Vacuum Relief** shall be installed in accordance with their listing **CPC 504.6**



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# RESIDENTIAL WATER HEATER

- **Physical Damage** Appliances shall be guarded against damage **CPC 507.13.1**
- **Sediment Trap** shall be installed to gas supply at water heater control valve with a T fitting and a minimum 3" nipple in length with cap for sediment trap. **CPC 1210.8.3**
- **Bonding** of metallic piping shall be continuous with a #8 copper bonding wire and bonding clamps, to cold, hot, and gas lines to tie systems together at the water heater. **CEC 250.104**
- **Water Piping Insulation** shall be installed 5' on the cold and 5' on the hot water supplies at water heater when possible, and to maintain 6" clearance from vent and flue. **2025 California Energy Standards- Mandatory Measures**
- **Drain Pan** shall be required when a water heater is installed in a location where it could cause damage; in case of failure/leak to floor, sub-floor, drywall, or platform. Drain pan shall be installed with a minimum 3/4" drain outlet and drains to the exterior of the building or approved location. **CPC 507.5**
- **Water Heater Stand** or built in platform is required when water heater is installed in a garage to elevate water heater a minimum 18" above the floor. **CPC 507.13**
- **Physical Protection** must be provided where subject to mechanical damage. 4" minimum pipe, 3 ft above grade. **CPC 507.13.1**
- **Installation Instructions** for water heater to be on site and readily available for reference. **CPC 507.23**

