

Residential Water Heater Requirements

General Information

A permit is required for the installation of a water heater, which must comply with the requirements of the International Plumbing Code and International Residential Code.

State law allows a homeowner to perform this work on his/her homestead. However, any other person performing this work must be a licensed plumber registered as a contractor with the City of Lewisville.

Inspections

An inspection will be required upon completion of work. Once the work is complete, the contractor shall request a final inspection through our [online inspection request](#) portal.

Fees and Applications

A permit fee is required, and an [online application](#) must be completed and submitted to Building Inspections. Building Inspections can be contacted at (972) 219-3470 for additional information.

CITY OF LEWISVILLE RESIDENTIAL WATER HEATER REQUIREMENTS

Water Heaters shall be installed in accordance with the 2015 International Residential Code, International Plumbing Code, International Fuel Gas Code and local amendments.

Schedule an inspection on the day of installation. *We will inspect with the plumber present.* Call: 972.219.3470

- Pans are required and shall be not be 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: 2015 IRC Table 2906.5 and 2015 IPC Table 605.4.
- 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 Section P2906.5 of the 2015 IRC or Section 605.4 2015 of the 2015 IPC and conform to NSF 61.
- 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 2015 IRC and Section 304 of the 2015 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.

***NOTE: No penetration on Fire Walls on Zero Lot Side.**