



RESIDENTIAL WATER HEAT INSTALLATION GUIDELINE

www.LasVegasNevada.gov/BuildingPermits

Phone: (702) 229-6251

A permit is required to install, move, remove, or replace any water heater. Obtain the permit from the City of Las Vegas Building Division before commencement of any work. Homeowners may obtain a permit themselves for the water heater if the home is their primary residence under their ownership. A contractor is required for rental properties or secondary homes.

The following requirements are referenced from the 2018 Uniform Plumbing Code, 2018 International Energy Conservation Code, and the 2017 National Electrical Code. This is a summary and does not contain all code requirements.

- Gas water heaters installed in garages subject to mechanical damage shall be guarded against such damage by being installed behind protective barriers or being elevated or located out of the normal path of vehicles. 2018 UPC 507.13.1
- A drainage pan 2018 UPC 507.5 shall be installed beneath the water heater where damage could result from leaks if installed in an attic, in or on an attic ceiling assembly, floor-ceiling assembly or floor-subfloor assembly.
- The temperature and pressure valve shall be plumbed with a drainpipe to the exterior of the residence or by means of an air gap into the drainage system. The end of the drainpipe shall not exceed two feet and not less than 6 inches above the ground and pointing downwards.
- Two seismic straps are required to be installed around the water heater and attached to the framing. Strapping shall be at points within the upper one third and lower one third of the water heaters vertical dimensions. At the lower strap, maintain a clearance of 4 inches above the controls.
- Shut off valves are required and must be accessible. Gas shutoff valves shall be installed within 6 feet of the appliance it serves and ahead of the gas connector.
- Where a sediment trap is not already a part of the water heater, a sediment trap shall be installed downstream of the shutoff valve as close to the inlet of the water heater as practical during installation. See figure 12-1 for a method of installation.
- Water pipe installed in or attached to a building shall be bonded (electrically tied) to the electrical service equipment panel, grounded conductor of the service, the grounding electrode conductor, or to one or more of the grounding electrodes used. For replacement of existing water heater, the current bonding must be maintained.
- If an electric water heater is being installed, provide an electrical disconnect within site of the water heater or is lockable.
- Where a check valve or backflow preventer or other device is installed, that prevents dissipation of building pressure back in the water main then a listed expansion tank shall be installed. 2018 UPC 608.3

A final inspection is required after all work is completed. The inspection shall be requested by the permit holder at least one day prior to the day of inspection. The telephone number to call in the inspection is at the top of the inspection permit. Call 702-229-6914 for the inspection and if you require assistance. Inspections can also be scheduled on our website at LasVegasNevada.Gov/ScheduleInspection.

