

PLUMBING AND MECHANICAL
INTERPRETATION MANUAL



CODE: 2003 International Residential Code

DATE:

CODE REF: RP2801.6

4/8/2004

SUBJECT: Electric Water Installation

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Question: What are the requirements for the installation of electric water?

Answer: The 2000 IRC states the following;

RM2001.1 Installation. In addition to the requirements of this code, the installation of boilers **shall conform to the manufacturer's instructions.....**"

RP2801.3 Location. Water heaters and storage tanks shall be located and connected so as to provide access for observation, maintenance, servicing and replacement.

RP2801.6 Water heaters installed in garages. Water heaters having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the garage floor.

An electric water heater installed in a garage **does not need to be elevated**. (**Manufactures state that an "electric water heater have no ignition source."**) If the electric water heater is installed on the level below the house floor grade then no drain pan would be required (**Fig. 1**). If the heater is installed on the same level of a pier and beam foundation or above house level then a pan would be required and the drain could be piped to the outside or to the garage floor level. (**Fig. 2**). Drain pan piping should not be installed to cause a trip hazard



No Pan Required
Fig.1
See Protection
Requirement Next Page



Pan and Drain Required
Fig.2

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Electric water heaters installed on the same level as the garage floor must be protected from physical damage by some adequate form of protection. (Per manufactures installation instructions.) (See Illustration Fig. 3)

Note: The water heater shall be located so it is not subject to physical damage by moving vehicles or area flooding.

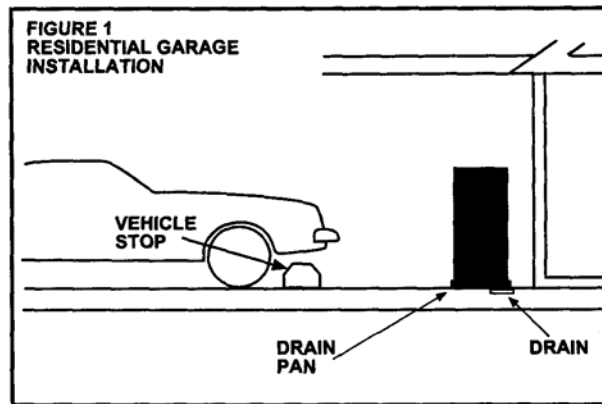


Fig. 3

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