



City of Coppell
Building Inspections Dept.
265 E Parkway Blvd
Coppell, TX 75019

Phone: (972) 304-3500
Fax: (972) 462-5318

WATER HEATER INSTALLATION REQUIREMENTS

Submittal requirements for work being performed in all categories:

- A completed and signed permit application.
- All general contractors and subcontractors must be registered with the City.

Water Heater replacement: Effective September 2001, State law mandated that permits must be obtained for all water heater replacements, and a follow-up inspection must be made by a plumbing inspector, all of which can be completed through the City's Inspections Department.

All inspections must be scheduled on-line.

Website: https://energovprodweb.coppelltx.gov/EnerGov_Prod/SelfService#/home

Same day inspections will be performed for all **online** inspection requests received before midnight each weekday.

GENERAL NOTES

The Texas State Legislature enacted into the Plumbing License law additional wording to specifically include water heaters in their list of plumbing fixtures, required by law, to have a plumbing permit issued prior to installation. In addition, the law provides that such installations be done according to current codes by a licensed master plumber.

The following requirements apply in the City of Coppell:

- All existing water heater replacements must first be issued a permit; the water heater permit fee is \$50.00.
- Plumbers performing such work must be registered in the city.
- A follow-up city inspection must be performed in a timely manner.

All water heaters must be installed in accordance with current code requirements, which include providing:

For replacement water heaters:

- The proper size and location of combustion air
- Proper size fuel gas line
- Proper venting
- Correct routing of the cold water supply and valve, as well as temperature and pressure relief (pop-off) valve and piping
- Correctly elevating water heaters to a minimum 18 inches off the floor in garage
- The City does not require the installation of pressure regulators in conjunction with water heaters. If you have a question as to whether one is needed in your situation, please contact the Water Utilities Dept. at 972-462-5155.
- Removal of the old water heater from attic where this can be accomplished without structural damage.

Other installation guidelines:

Drip pan: The city **requires a drip pan** to be installed under a water heater. The drip pan should be piped to the outside or an approved receptor. Where a pan drain pipe was not previously installed and it is infeasible to install one, the pan shall be fitted with a bib valve such that a hose could be connected to drain the pan. Leak alarms in the pan are recommended but not required.

T&P line: It is mandatory that the T&P line **run to the outside**. The T&P discharge line shall have a union or coupling installed so as to simplify replacement of the T&P valve or water heater. The discharge line must not have traps, valves, threaded connections, or backfall. The discharge pipe must terminate no more than 6 inches and no less than 2 times the pipe diameter above the ground.

AGA Approved (red or yellow) handled gas valve: The City **requires AGA-approved valves**.

Flexible water connectors and gas lines: The City **approves the use** of flexible water connectors and flexible gas lines for water heater installation.

Sediment trap on gas line: The City **requires** the installation of a sediment trap on the gas line for a water heater installation.

Water pipe insulation in unheated areas: Insulation on water pipes in unheated areas **is required** by the City.

Expansion tank: The City **does not require the installation of an expansion tank on a water heater**.

Electrical disconnect box: The installation of an electrical disconnect box is **not required** for an electric water heater that is **within sight of the electrical panel**.

Heat trap nipples: The use of heat trap nipples on a water heater is **not required**.