

WATER HEATERS

CITY OF COPPELL BUILDING INSPECTIONS

FAQ

DO I NEED A PERMIT TO REPLACE A WATER HEATER?

Yes

WHO CAN INSTALL A WATER HEATER?

A State-licensed plumber
(Exception: A homeowner with Homestead Status)

DO I NEED AN EXPANSION TANK?

Yes

HOW TO APPLY

All permit applications and inspection requests are processed online through our permit portal, CSS.



PERMIT REQUIRED

A permit from the City is always required for 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.

INSPECTIONS

- A City inspection must be scheduled in a timely manner after the water heater is installed.
- Schedule inspections no later than 4 pm the prior business day.
- The inspection includes, but is not limited to, the following:
 - Pan and drain pipe
 - Supply lines and shutoff valve
 - T & P valve, pipe, and location of discharge
 - Gas line, including sediment trap and flex line
 - Vent pipe, including clearances
 - Expansion tank installation and pressure certification form

ONLINE PERMITS

- All permit applications are online. Go to <https://energovcss.coppelltx.gov/EnerGovProd/SelfService#/home>
- Pay fees online and schedule inspections online.
- First-time users must register, then be confirmed by staff.

CONTRACTORS

- Plumbers must register with the City of Coppel before obtaining permits.
- A valid Texas Masters license and photo i.d. are required.
- All contractors must provide proof of \$1 million liability insurance per incident.

GENERAL REGULATIONS

Expansion tank: The City **REQUIRES** an expansion tank on all new and replacement water heaters. **Due to prevailing municipal water service conditions, all premises should be treated as closed systems.** The plumber is responsible for setting the pressure of the expansion tank to match the water pressure in the building. The plumber shall provide the following form certifying that the pressures have been tested and confirmed to match. <http://www.coppelltx.gov/Documents/Government/Engineering/Building%20Inspections/Permit%20Requirements/BI-WaterHeater%20Exp%20Tank%20Form.pdf>

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 location. 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.

Water heaters in garages: Must be elevated a minimum of 18 inches above the garage floor.

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

Combustion air: The size and location of combustion air openings must comply with the International Codes.

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.

Valve: Cold water supply line valve required.

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

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**.

Pressure reducing valves: The City does not require the installation of pressure reducing valves when water heaters are replaced. However, if you become aware that the water pressure inside of the building exceeds 80 psi, it is recommended that you install a pressure reducing valve to prolong the life of the plumbing.

Remove the old water heater from the attic where this can be accomplished without structural damage.

Heat trap nipples: Heat trap nipples on water heaters are not required.