



# WATER HEATER PERMITS

## FREQUENTLY ASKED QUESTIONS

### DO I NEED A PERMIT TO REPLACE A WATER HEATER?

Yes

### IS AN INSPECTION NEEDED?

*Yes - Water heater inspections may be conducted in person or by Remote Video Inspection (RVI)*

### DO I NEED AN EXPANSION TANK?

*Yes – The plumber must submit the Expansion Tank Form before the inspection*

## PERMITS & FEES

A permit is required for water heaters. Effective September 2001, State law mandates that permits must be obtained for all water heater replacements. The Permit Type is PLUMBING (RESIDENTIAL) or PLUMBING (COMMERCIAL) and the Work Class is WATER HEATER.

The fee is \$80.

## SUBMITTAL REQUIREMENTS

All permit applications and inspection requests are done online through the City's CSS portal:

<https://energovcss.coppelltx.gov/EnerGovProd/SelfService#/home>

Typical submittal requirements for Water Heater permits include, but are not limited to, the following. Submittal requirements may vary depending on the scope of work. Additional documents may be requested by City staff.

- Description of the work on the online application. Please include the location of the water heater (attic, garage, etc.).
- Submit the Expansion Tank Pressure Certification Form after installation and before scheduling an inspection. Click [here](#) for the form.



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## TYPICAL REQUIRED INSPECTIONS

Typical inspections for Water Heater permits include, but are not limited to, the following. Required inspections may vary, depending on the scope of work. City-approved plans must be on site for all inspections. Inspections that are requested before 4 pm will be conducted the next business day.

- Final Water Heater

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

## GENERAL REQUIREMENTS

- **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. <https://coppelltx.gov/DocumentCenter/View/2231/Water-Heater-Expansion-Tank-Form-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.



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- **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.

## CODES AND ORDINANCES

The City of Coppell has adopted the 2015 Editions of the International Building, Residential, Energy, Plumbing, Mechanical, Fire, Property Maintenance, and Existing Building Codes. The City has also adopted the 2014 National Electric Code and the 2018 International Swimming Pool and Spa Code. Engineers involved in the design or construction must be licensed in the State of Texas. The Code adoptions and local amendments can be found in Chapter 15 of Coppell's Code of Ordinances. Zoning regulations are in Chapter 12, and fence regulations are in Chapter 9. All contractors must be registered with the City of Coppell and licensed as required by the State.

[https://library.municode.com/tx/coppell/codes/code\\_of\\_ordinances](https://library.municode.com/tx/coppell/codes/code_of_ordinances)