



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 must be conducted.

DO I NEED AN EXPANSION TANK?

Yes – The permit holder must submit the Expansion Tank Form before the inspection.

PERMITS & FEES

A permit is required for water heaters. The Permit Type is PLUMBING (RESIDENTIAL) or PLUMBING (COMMERCIAL) and the Work Class is WATER HEATER.

Please see our fee schedule for permit fees.

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 and additional documents may be required 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:

- 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

Required inspections may vary, depending on the scope of work. Inspections that are requested before 4 pm will be conducted the next business day.

GENERAL REQUIREMENTS

- **Expansion tank:** The City requires an expansion tank on all new and replacement water heaters. 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 tank-style 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 required in all places where the pan line cannot go to an approved location and a leak will cause damage to the structure.
- **T&P line:** It is mandatory that the T&P line **run to the outside**. 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 if it is an electric water heater or does not have a sealed combustion chamber.



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- **AGA Approved 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 a local electrical disconnect is not required for an electric water heater that is within sight and fifty feet (50') of the electrical panel.
- **Pressure reducing valves:** The applicable codes require the installation of pressure reducing valves when the water pressure of the structure exceeds eighty (80) psi.
- **Remove** the old water heater from the attic.
- **Heat trap nipples:** Heat trap nipples on water heaters are required.

CODES AND ORDINANCES

Please see our website for the currently adopted editions of the building codes. 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