

Water Heater Permit Information Guide

Current Adopted Codes:

- 2018 International Residential Code (with regional amendments)
- 2018 International Plumbing Code (with regional amendments)
- 2018 International Fuel Gas Code (with regional amendments)

Permit Application:

- Complete Building Permit Application.
- Plumbing contractor must register with the City and be listed on the permit application.

Plan Review/Permit Submittal:

1. Upload the completed Building Permit Application into MyGov.
Residential and Commercial Use Project Template: Water Heater Permit or email at permits@roysecity.com.
2. No work may begin until the permit has been issued.
3. Inspections can be requested via MyGov, by email at permits@roysecity.com or by calling 972-524-4710.
4. Residential- \$100.00, Commercial \$7.00 per \$1,000.00 of value or \$100.00, whichever is greater.

Requirements for Installation

- A sediment trap is required downstream of the equipment shut off valve as close to the inlet of the water heater as practical.
- Pans are required and shall be not less than 1½ inches deep and equipped with a minimum ¾ inch drain line.
- The pan drain line shall be of materials in accordance with 2018 IRC Table 2906.5 and 2018 IPC Table 605.4.
- T&P discharge lines shall only be of approved materials listed in Section P2906.5 of the 2018 IRC or Section 605.4 of the 2018 IPC and conform to NSF 61.
- Gas water heaters installed in garages must be elevated a minimum of 18" above the garage floor.
Exception: *Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition resistant.*
- T&P and pan discharge/drain lines shall be piped separately to the exterior of the building.
- T&P discharge lines shall not terminate more than 6" and not less than two times the discharge pipe diameter above grade or the waste receptor flood level rim.
- Pan drain lines shall terminate not less than 6" or more than 24" above grade or more than 6" above a code approved waste receptor.
- All water lines shall be connected to the water heater by means of a union.
- Single wall vent pipes shall have two or more screws in each connection. 2018 IRC R2427.10.6 and 2018 IFGC 503.10.6.
- All gas shut off valves shall be of an approved ball valve type.
- All gas connectors shall be of an approved type and length.