

Changes to
2012 International Property Maintenance Code (Ord. 20130926-145)
effective 1-1-2014

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505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at each every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C).

505.4.1 Compliance. A water heating facility in a structure with one or more dwelling units complies with the requirements in 505.4 if the temperature of the water drawn at the sink reaches 110°F (43° C) within three minutes.

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505.4.2 Valves. A relief valve discharge pipe and approved combination temperature and pressure-relief valve shall be properly installed and maintained on water heaters.

505.4.3 Gas-burning water heater. Unless installed in a sealed enclosure so that with adequate air combustion air that does not take air is provided and will not be taken from the living space, a gas-burning water heater shall not be located in a bathroom, toilet room, bedroom or other occupied room that is normally kept closed when in use. Direct vent water heaters are not required to be installed within an enclosure. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.