



Permits & Inspections
Division
52 W College Ave.
San Angelo, TX 76903
(325) 657-4210, #1
www.cosatx.us/permits

PERMITS & INSPECTIONS
Permits & Inspections is a Division of the Department of Planning & Development Services

WATER HEATER INSTALLATION

Will I need a permit to install or replace a water heater?

Yes. Installation of a water heater will require a permit and subsequent inspection by a plumbing inspector.

Can I do the work myself?

You may qualify for a Homeowner's Permit if you meet all the following requirements:

- You are **knowledgeable** to do the work, and
- You reside in the home, and
- You own the home, and
- You are homestead-exempt with the Tom Green Co. Appraisal District. You can contact the Tom Green Co. Appraisal District via: www.tomgreencad.com, (325)658-5575, or in person at 2302 Pulliam St. to find out if you are homestead-exempt.

If you do not meet all these requirements, you must hire a licensed plumber to do the work. (In this case, the licensed plumber will take care of the permitting and inspection process.)

Are there any regulations I should be aware of?

Yes, there are regulations that you need to keep in mind. They include, but are not limited to, the following:

- Vent shall extend above the roof surface, a minimum of 18", through a flashing, storm collar, and terminate in an approved or listed vent cap, which shall be installed according to its listing and manufacturer's instructions.
- Venting system shall consist of an approved chimney with a Type B double wall vent, Type L vent (for L.P.), or a venting assembly which is an integral part of a listed appliance.
- The draft hood shall be properly installed and must be the draft hood designed for the water heater.
- A full way valve shall be installed on the cold water supply to each water heater. If copper water piping is used, there shall be a dielectric break between the copper and any dissimilar metallic tank and piping. (Flexible water heater connections may be used as a dielectric break.)
- Each water heater shall have a temperature and pressure relief valve (T & P) properly installed and discharged outside the building or to an approved receptacle (a pan is an approved receptacle). The discharge line shall not be smaller than the relief valve outlet, and shall be of galvanized steel, hard drawn copper piping, CPVC, and polybutylene cross-linked polyethylene with fittings which do not reduce the internal dimension of the pipe.
- T & P shall discharge downward a minimum of 6", but no more than 24" from grade.
- Water heater shall be installed in a water-tight pan with a full size drain line discharged outside the building. Gas water heaters must be installed in a metal pan with a minimum depth of 1 ½ inches. Water heater pan drains must be run to the outside of the structure. If, however, the heater is located in the center of the structure and there is no way to run it out the outside, you may attach a hose bib to the pan or a hose fitting and cap, then run the T & P down to the pan.

Hours of Operation: 8 AM - 12 PM & 1 PM - 5 PM

No payments or permit issuance can be made after 4 PM due to accounting constraints.

- Gas valve shall be American Gas Association (AGA) approved and accessible. Connector may be ridged black pipe with a union or a listed AGA flexible connector (minimum ½ inch).
- All gas water heaters installed in a garage or in a closet opening into a garage shall have the pilots and switches at least 18” above the floor level.
- All fuel-burning water heaters shall be supplied with an adequate supply of combustion air, in accordance with the 2009 International Fuel Gas Code*.

What is the process to get a water heater permit?

1. For homeowners: Permits must be requested in person at the Permits & Inspections Division in the Community Development Building (just to the east of City Hall). If you have just recently applied for homestead exemption, bring proof of homestead exemption as well. (Note: There is not an “application” for a water heater permit.) Licensed plumbers with an A/R account may request a water heater permit by phone.
2. This permit generally can be issued in minutes.
3. An inspection will be required after the water heater has been installed and can be scheduled by calling or coming by our office. Refer to our **Inspections handout** for more information.

If you have any further questions or would like to speak with a plumbing inspector, you may call or come by our office.

* Or the latest adopted code