

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.~~