

Hot Water Heaters

The purpose of this brochure is to provide contractors and homeowners with guidelines relating to the position of residential hot water heaters.

"This information is provided for convenience only and is not in substitution of applicable City Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws."

- A water heater installed behind a furnace or boiler must have sufficient access to provide for removal without disrupting duct work, piping, appliances or construction.
- Appliance clearances to combustibles and service area must meet the CGA B149. 1-M95 Natural Gas Installation Code.

Accessibility

According to the requirements set out in subsection 3.14 of the B.C. Gas Code:

- An appliance shall be installed so that it is accessible for servicing.
- An appliance shall be installed with a minimum service clearance of 24 inches (600 mm) to any side, top or bottom where service could be necessary, except:
 - (a) where a greater distance is indicated on appliance rating plate; or
 - (b) the 600 mm distance is not sufficient for the removal, replacement or repair of a component, an accessory or any equipment forming either an integral part of the appliance or connected to the appliance, in which case, minimum service clearance shall be provided which is adequate to effect such removal, replacement or repair.

All measurements shall be taken between the outermost projection of the appliance and surrounding structure or property line after the appliance has been installed.