

STATE BUILDING CODE INTERPRETATION 20-Mar01

CODE: 2015 International Residential Code & 2015 Uniform Plumbing Code

SECTION: 1307.3 IRC / 507.13 UPC

QUESTION 1:

For an electric resistance or heat pump water heater installed within a residential garage or the parking garage of a mixed residential and commercial building, if there are no ignition source components located lower than 18-inches (457 mm) above the finished floor, may the water heater be installed on the finished floor (not elevated)?

ANSWER: *On grade is okay as long as there are no electric relays or switches below 18". UPC 507.13 (as amended by Washington State) addresses burners, burner-ignition devices and ignition sources are located not less than eighteen (18) inches above the floor unless listed as flammable vapor ignition resistant.*

QUESTION 2:

For a fuel-fired water heater installed within a residential garage or the parking garage of a mixed residential and commercial building, if the water heater is FVIR rated and there are no ignition source components located lower than 18-inches (457 mm) above the finished floor, may the water heater be installed on the finished floor (not elevated)?

ANSWER: *On grade is okay. UPC 507.13 (as amended by Washington State) addresses burners, burner-ignition devices and ignition sources are located not less than eighteen (18) inches above the floor unless listed as flammable vapor ignition resistant (FVIR). Your example is FVIR.*

QUESTION 3:

For an electric resistance, fuel-fired or heat pump water heater, if the appliance has an ignition source component located within 18-inches of the finished floor, may the water heater appliance be elevated by only the height necessary to raise this component to the required 18-inches?

ANSWER: *Yes. UPC 507.13 (as amended by Washington State) addresses burners, burner-ignition devices and ignition sources are located not less than eighteen (18) inches above the floor unless listed as flammable vapor ignition resistant. This amendment address location of ignition source not the overall unit.*

REQUESTED BY: Jim Muir CBO Clark County