



Fort Mill
SOUTH CAROLINA

Water Heaters Change-Out

Often during the life of a home, the water heater will need to be replaced due to failure of the device or upgraded to a more energy efficient system (Instantaneous Water Heating Systems). In these cases, a permit would be required for the Water Heater Change-Out. This is a very simple permit process that a licensed contractor would have to follow. However, there may be some issues to think about before you move forward. Below are some examples of Key Issues to think about in reference to a Water Heater Change-Out. (This is not all-inclusive list and this is assuming that the Water Heater Change-Out is being performed by a Licensed Contractor.)

Key Issues:

Supports: One of the key issues we look for in this situation is support. A 40-gallon water heater is going to weigh more than 320 pounds and the existing support may not be able to support the new load. The water heater needs to have a good foundation. Also, the water piping to and from the water heater needs to be supported per code as per the type of material being used. If it is a new installation or a larger size than the original water heater is being installed in the attic, verification of load support requirements may be required.

Water Connection: The Water Heater Change-Outs are required to meet the minimum Plumbing Code as per new installation. All water connections shall be required to meet the current code standards for water shut-off valve, water supply piping, pop-off valve drain, drain pan and drain, expansion tank, etc.

Electrical Connection: Similar to the water connection, the Electrical Connection is required to meet the NEC as per the minimum/maximum breaker size, wire size, connection joint, and disconnect location for the New Water Heater (not the old water heater). In Fort Mill, if it is a water heater change-out, the plumbing Contractor can make the electrical connection. If a new Electrical circuit will be required to be installed, then you will be required to use the services of a Licensed Electrical Contractor make the necessary connections.

Gas Connection: In the event the water heater that is being changed-out is a gas water heater, the minimum make-up/exhaust ventilation rate for the new water heater shall meet the minimum requirements as per the currently adopted ICC Fuel Gas Code and the Manufacture's limitations.

Penetrations: If there are any wall, ceiling, exterior, roof, etc. penetrations, these penetrations must be sealed and rodent-proof as per minimum code requirements. (In some cases, Fire-Caulking may be required).

As you can see it is not as easy as they make it look on the DIY shows on TV. We just want you to understand the necessary requirements when you are looking to start your next Home Improvement project.