



CITY OF DIXON
600 EAST A ST.
DIXON, CA 95620-3697
PHONE (707) 678-7000

Building Info Building@cityofdixonca.gov

Instant Permit Residential Water Heater (Changeout Only)

Instant permits are available for a specific group of routine residential permits. It is critical to enter all the necessary information and to provide all the documents as required. Missing or incomplete information may result in additional fees and/or the need to submit for a new permit as directed by the field inspector.

Please visit the city Civic Access Portal [City of Dixon, CA](#) and log-in or create an account. You can review detailed instructions at Welcome to the Official Website of the City of Dixon [Welcome to the Official Website of the City of Dixon, CA - Permits](#)

- Create account or log-in**
- Select** [Apply for a Permit](#)
- Select Plumbing (Residential) Changeout Only Instant Permit ***
then select [Apply](#)

1. **Location** - enter location and verify APN then select [Next](#)

2. **Type** – Enter description, square footage and valuation then select [Next](#)

NOTE - Description to include the following

- Description of work** – Like kind, Direct Replacement only, Size (Gallons), etc.
- Description of location(s)** – Attic, Garage, Rear Closet, Hallway, etc.
- Confirmation of same fuel source** – with no increase in size or demand

3. **Contacts** – Enter Applicant, Contractor, Owner/Builder and Owner then select [Next](#)

4. **More Info** – Enter all required information and signatures then select [Next](#)

5. **Attachments** – Construction Debris (signed), Declaration/Authorization (signed), Smoke/CO2 (signed), T-24, CSLB (upload current license), and City of Dixon

Business License (upload current license) then select [Next](#)

6. **Signature(s)** – as required then select [Next](#)

7. Review and Submit then select

Next

8. Fees – Follow payment instructions as required to complete the process

Important – Please read the following

This Plumbing (Residential) Permit Type would be used for direct unit replacements with no location, style, or fuel source changes.

For example, this permit type may not be used when replacing a gas storage tank with a tankless (instant) water heater or when replacing a gas storage tank unit with a new heat pump (hybrid) water heater.

Any installation that requires new/altered gas piping or electrical work would not be eligible for an instant permit. An Instant permit for residential water heaters is limited to direct replacements of like kind, function and capacity.

Be advised that selecting this permit type for anything other than a direct replacement may result in additional fees and in some cases the installation may not be permissible without expensive upgrades and delays. Please refer to our Residential Water Heater Changeout Only Instant Permit handout that can be found on the City of Dixon permits page located [Welcome to the Official Website of the City of Dixon, CA - Permits](#)

Inspections required

1. **Final inspection** Water Heater is installed will all plumbing connections, safety and manufacturers requirements completely installed.
2. **Smoke and Co verification** Inspection/test of required smoke and CO alarms (inside) or signed declaration of installation from contractor or homeowner

Inspection Requirements

1. To be successful with your inspections and avoid a cancellation, we require a few things on site:
 - ✓ Please have your permit card and inspection card onsite. **NOTE: A digital copy is acceptable if/when the approved plans can be verified (city stamp) and shown to the inspector.** Paper plans and permits need to be with the responsible party or posted somewhere obvious and able to be seen clearly from a distance. At least one person, 18 years of age or older, shall be present for the inspection if there are minors at the job site.
 - ✓ **When digital plans are not available,** please have the approved job copy of plans (stamped, approved, signed and dated by City of Dixon Building Department with the correct size, as listed below, onsite with the required documents specific to your project.
 - Residential New Structures 24" x 36" minimum
 - Addition/Remodel 24" x 36" minimum
 - Patio Cover 11" x 17" minimum
 - Small Repairs 8.5" x 11" minimum

- Pool/Spa 11" x 17" minimum
 - Solar 11" x 17" minimum
 - Commercial 24"x 36" minimum
- ✓ Unless previously discussed, a person must be onsite to walk the inspection with the inspector
 - ✓ Ladder Protocols - if a ladder is needed to conduct the inspection, a Type 3 ladder shall be provided by permit holder. The ladder shall be set up prior to the inspector's arrival and shall be securely tied down for safety.
 - ✓ If anything needs to be inspected that is under floor, open trench, within walls, within the ceiling, etc. it is up to the permit holder to leave it exposed until the inspection is completed. If the inspection area is covered (including not visible or accessible) it is at the cost of the permit holder to expose the area and repair the area after inspection.
 - ✓ If there is an exposed hole be sure to clearly mark the area for safety if it is needed to be exposed for an extended amount of time.
 - ✓ Keep the site clean and clear of trash. For safety pick up nails, scrap metal etc. If the inspector needs to replace their vehicle tires you will be charged a re-inspection fee.

****Be advised** if the project is not ready for the requested inspection, or if plans/documents are not on site, the inspector will result as NOT READY/CANCEL. If it happens more than one time, there may be re-inspection fees charged. Re-inspection fees must be paid in person before requesting another inspection. For general questions about the permit resubmittal process or requirements, please contact the Building Division at (707) 678-7000 x1789 or building@cityofdixonca.gov

Installation Requirements (Avoid Common Corrections)

GENERAL REQUIREMENTS

- Water heaters located in garages must be protected from mechanical damage. This means placing them out of the path of vehicular traffic or providing a protective post or raised from drive path. (CMC 305.1)
- Water heaters must be seismic strapped. Provide two 1-1/2" X 18 ga. Straps. Locate the top strap – 1/3 of the way down and the bottom strap in the lower 1/3 of the water heater. See drawing on page 4. Provide a minimum of 4 inches of clearance from the temperature control valve. Use 3/8" dia. Lag bolts to connect the straps to the framing members. Do not use molly bolts or lag shields into the drywall only. (CPC 507.2)
- Provide a temperature and pressure relief valve as required by the manufacturer and hard pipe plumb to the outside and directed to the ground and terminated a minimum of 6" to a maximum of 24" above grade. Relief valve may not discharge into a secondary drain pan. (CPC 504.6)
- A water heater, when located inside or above habitable space, where damage may occur if a leak developed, is required to have a secondary pan with a 3/4" minimum drain line run to the outside. (CPC 507.5)
- The water heater shall have a category III or IV vent, or a type B vent with straight pipe (no bends or offsets) between the outside termination and the space where the water heater is located. (CMC 802.3.3 and CMC 802.6.1)

PROHIBITED LOCATIONS

- Water heaters that are located in a bedroom or bathroom are required to be in accordance with one of the following: (CPC 504.1)
 - ✓ Be installed in a dedicated closet with a listed, gasketed door assembly and a self-closing device, the door assembly installed with a threshold and door bottom seal, all combustion air shall be obtained from the outside, and the closet shall be for the exclusive use of the water heater. (CPC 504.1.)

- ✓ The water heater shall be of the direct vent type.
- Water heaters installed in attic spaces or floor ceiling / floor subfloor assemblies where damage may result from a leaking heater (CPC 507.5)
 - ✓ A watertight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum ¾" dia.
 - ✓ Drain to an approved location and readily visible.
 - ✓ Pan shall be minimum 1 ¼ inch depth and the piping shall be rated for the temperature of the liquid being discharged.

INSULATION

The following pipe insulations are required measures of the current California Energy Code:

- The first 5 feet of hot and cold-water pipes from the water heater or storage tank.
- All hot water pipes ¾" or larger requires full and continuous pipe insulation. New construction
- All accessible piping associated with a hot water re-circulation system regardless of the diameter. Piping from the water heating source to a storage tank and/or between tanks.
- Piping buried below grade.
- All hot water piping between the heat sources to the kitchen fixtures. New Construction

FUEL GAS

Fuel gas piping must be sized for the demand upon it. If a water heater is replaced with a larger one, then the pipe sizing should be reviewed and will not be eligible for an instant permit.

A listed flexible supply with a maximum length of 3 feet is required. Do not re-use an old flexible supply line. The gas shutoff valve must be located in a readily accessible location. Sediment trap (drip leg) installed between gas shut-off valve and flex connector -typical. (CPC 1212.9)

COMBUSTION AIR

Fuel burning water heaters must be provided with a sufficient supply of air to ensure proper combustion of fuel. (CPC 506.0 and CMC 701.11) In tightly constructed buildings with vapor barriers and weather stripping, the combustion air must be ducted in from the outside or from attic spaces that freely communicate with the outside via permanent screened openings. Combustion air openings must be placed so that one half of the required supply enters the water heater enclosure within 12" of the ceiling and one half enters within 12" of the floor. Openings must be a minimum of three inches in least dimension.

- ✓ A typical 50-gallon water heater will require two – 6" round ducts (25 sq. in. each) Consult the plumbing code for further information on combustion air sizing.
- ✓ Combustion air ducts located in the attic space shall not be screened. (CMC 701.11 #5)

VENTING

- A single wall vent connector must be fastened with sheet metal screws, rivets or other approved fasteners at each joint, or according to manufacturer's installation requirements . Do not use cloth tape. (CMC 603.9)
- The maximum length of a single wall vent connector shall be 75% of the height of the vent except for engineered systems. (CMC 802.10.8.1)
- No portion of the connector may penetrate or be concealed within the construction of the building. (CMC 802.10.13)
- Vent connectors must be the same size as the draft hood outlet on the appliance. (CMC 802.7.4) They must slope up from the draft hood to the vent at least ¼" per foot. (CMC 802.10.7)
- A type B or L venting system must terminate above roof and a minimum of 5 feet above the draft hood or flue collar except for fan-assisted Category I appliances shall be 6 feet above draft hood or flue collar.

(CMC 802.6.1) and (CMC 803). A roof top gas vent, less than 12 inches in size, shall have a termination located not less than 8 feet away from a vertical wall and shall extend a minimum of 2 feet above the highest point where it passes through the roof. (CMC 802.6.2.1 (b))

- In sizing multiple venting situations, the largest vent size plus 50% must be used. (CMC 802.10.2.3)
- Natural draft (Gravity) vents and mechanical draft systems operating under positive pressure shall not be interconnected. (CPC 810.10.3.2.)

CLEARANCES

- Clearances for most water heaters are found on the appliance label. Please note the front clearance is usually greater than the side and rear. Access and working space must be provided min 30 inches in depth, width and for the full height of the equipment shall be maintained (CPC 507.25)
- Shutoff valves must be located in a readily accessible location. (From the access and working space provided) (CPC 507.25)
- When the water heater is located within a compartment or attic space, the opening must be at least 24 inches wide and large enough to remove the water heater. (CPC 508.4)
- Water heaters installed in a garage must be elevated so that burners and burner ignition devices are located not less than 18" above the floor unless it is **listed** as Flammable Vapor Ignition Resistant (sealed combustion chamber) (CPC 507.13).
- Water heaters installed within an approved compartment having access only from outside the garage shall be permitted to be installed at floor level provided the required combustion air is taken from and discharged to the exterior. (CPC 507.13.2)

PENETRATIONS

- Pipes, both water and gas, must be sealed with an approved material when penetrating a rated wall or ceiling assembly. (CPC Chapter 14 as required)
- Single wall vent connectors shall not penetrate an interior wall, ceiling or other assembly.(CMC 802.7.3.2)
- Single wall vent connectors shall not originate in an attic or concealed space and shall not pass through an attic concealed space or floor. (CMC 802.7.3.2)
- B type vents shall use an approved thimble (bucket) or as required by CPC chapter 14 when penetrating a rated assembly

I have read and understand the requirements and limitations of the instant permit that I have applied for. I understand that work that has been performed beyond the scope of this permit type may be subject to additional fees including an additional permit without a refund of the permit pulled in error.

Name _____

Date _____