



**City of Milpitas
Building and Safety Department**

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**WATER HEATER INSTALLATION
ON TOP OF CEILING FRAMING**

Policy: BDP-BLG04

Effective Date: 1/24/2006

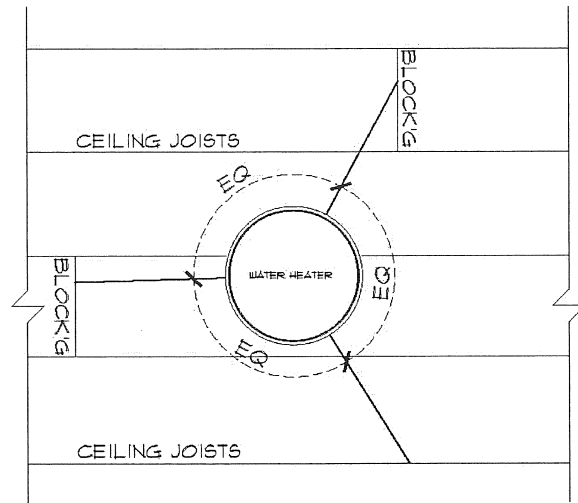
Proposed by:

Last Reviewed/
Revised: 05/15/2017

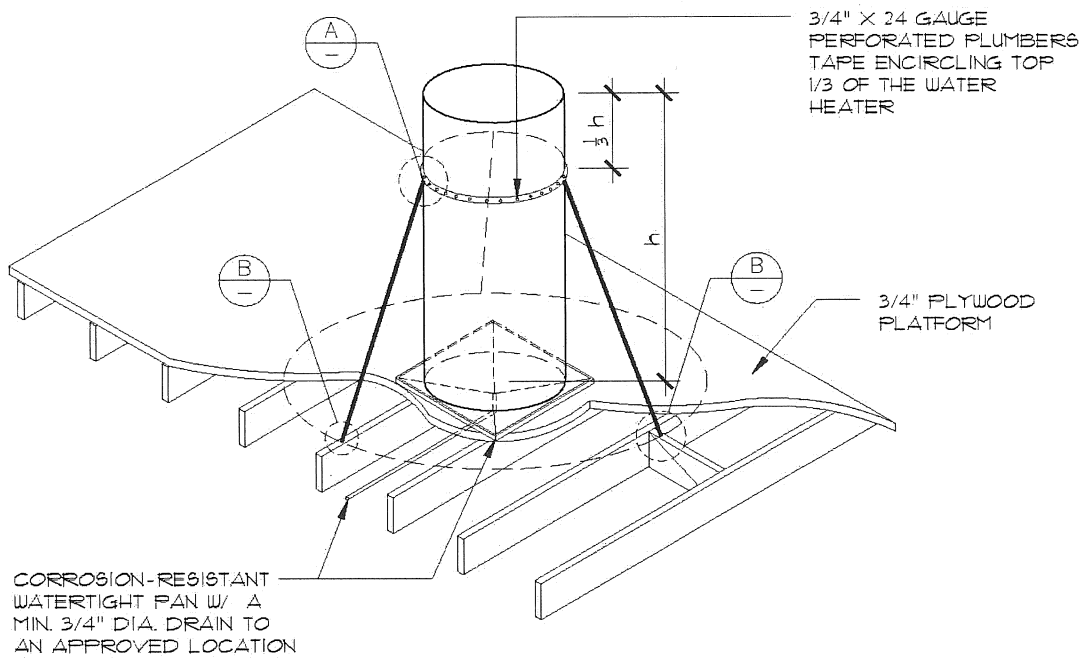
Revised by: JAC

Approved By: Gary King
Acting Chief Building Official

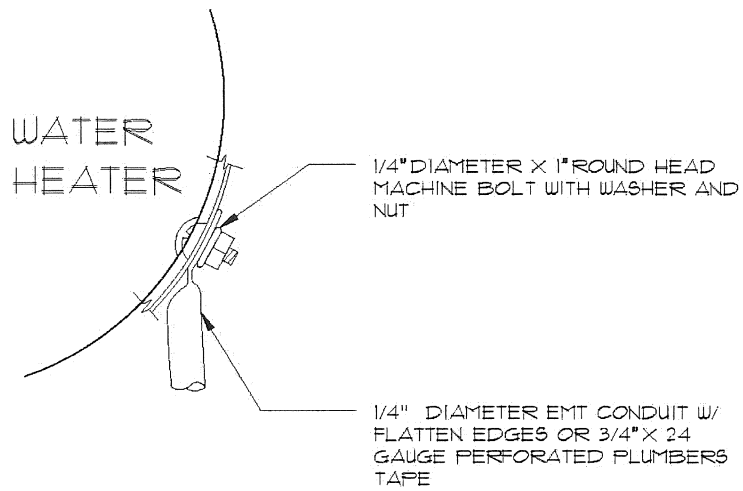
- 1) This policy applies to gas and electric water heaters with the total weight not exceeding 400 lbs.
- 2) Water heater shall be located on a 3/4" plywood platform attached to the ceiling joists with #10 wood screw or 8d penny nails 6" o.c. at the plywood panel edges and 12" o.c. at intermediate joists.
- 3) If strapping to the adjacent walls as required by 2016 California Plumbing Code Section 507.2 is not possible, provide strapping to the ceiling joists below. Use 3/4" x 24 gauge perforated plumbers tape encircling top 1/3 of the water heater. Provide minimum 3 evenly spaced diagonal braces to ceiling joists with similar plumbers tape or 1/2" diameter EMT conduit with flattened edges. Use 1/4" diameter x 1" round head machine bolt with washer and nut for bracing connections.
- 4) Attach diagonal braces to wood ceiling joists with 1/4" diameter x 3" long lag screws or 1/4" diameter x 2" machine bolts with washers and nut to metal joists.
- 5) Protect plywood platform with corrosion-resistant watertight pan with a minimum 3/4" diameter drain to an approved location beneath the water heater per 2016 California Plumbing Code Section 507.6.



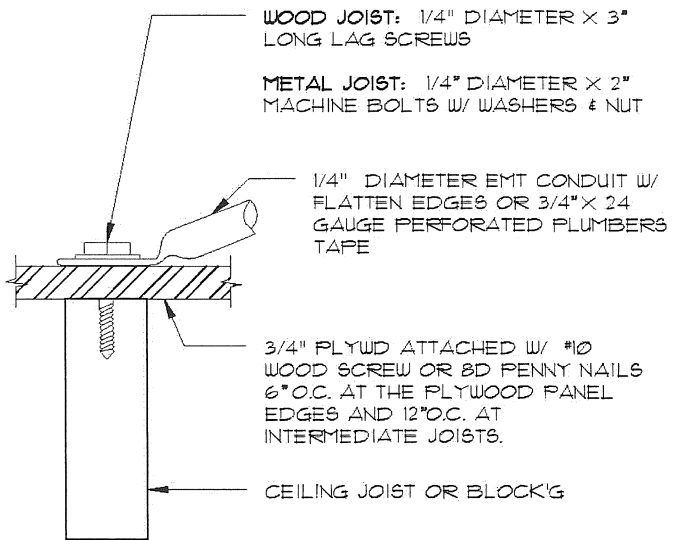
PLAN VIEW



PERSPECTIVE



DETAIL "A"



DETAIL "B"