



Building Permits and Inspections
2000 Forest Ridge Drive, Bldg. B
Bedford, Texas 76021
Phone: 817-952-2140 Fax: 817-952-2211

Basic Water Heater Requirements

In order to clarify the water heater standards the City of Bedford Building Inspections Department is providing the following information:

- All water heaters are required to have a galvanized steel pan with an audible alarm placed in the pan.
- All galvanized steel pans shall have a drain line that terminates outside of the structure.
- All drain pan lines that cannot terminate to the outside of the structure shall have a water (and gas if applicable) shut off valve with a hose bib attached to the galvanized steel pan.
- Drain pan lines in a garage can terminate onto the garage floor as long as the floor slopes to the garage door opening.
- Water Heaters installed in garages must be elevated so that the source of ignition is not less than 18" above the garage floor.

Where existing enclosed spaces exist with only one combustion air opening the following guideline shall be used:

- For an appliance with a minimum clearance of 1 inch on the sides and back and 6 inches on the front, outside combustion air shall be supplied through one opening or duct. The opening or duct shall be within 12 inches of the top of the enclosure. The opening is permitted to connect to spaces directly communicating with the outdoors, such as ventilated attic spaces. A duct shall be level or extend upward from the appliance space.
- Where communicating with the outdoors by means of a single opening or duct, the opening or duct shall have a free area of at least 1 square inch per 3,000 Btu/h of total input rating of all appliances in the space, but not smaller than the vent flow area. A duct shall be of the same minimum cross-sectional area as the required free area of the opening to which it connects. The minimum cross-sectional dimension of a rectangular air duct shall be three (3) inches.

If you have any questions or comments, please feel free to contact the Building Inspections Department at (817) 952-2140.