



BUILDING OWNER WATER HEATER SAFETY NOTICE

Water heater safety is imperative to the occupants of a building or structure. If improperly installed, water heaters can be detrimental to the structure, as well as being potentially fatal to its occupants. The proper installation of a water heater is so important that according to Texas State Law all water heater installations must be inspected by a state licensed plumbing inspector. The following are some of the reasons why it is so important to have a licensed plumbing inspector inspect your water heater installation.

- Improperly installed gas piping:** If the gas-supply piping connected to your water heater is incorrectly sized the gas system's ability to properly supply the necessary gas demand to your water heater may be compromised. This could potentially create energy inefficiencies and lead to a gas burner malfunction or incomplete combustion of the fuel gas which could ultimately cause a fire or a carbon monoxide leak.
- Improperly installed electrical wiring:** If your water heater is powered by electricity the electrical circuit may not be correctly sized to accommodate the minimum required amperage draw to the water heater replacement. This can lead to electrical inefficiencies and may cause a fire or damage electrical equipment.
- Improperly installed venting system:** If improperly installed, the water heater venting system may fail to function properly. The result of that failure can be deadly. If the venting system is installed incorrectly it could disconnect and leak carbon monoxide into your home. Carbon monoxide (CO) is a colorless, odorless, extremely poisonous gas formed by incomplete combustion of carbon or carbonaceous material; also referred to as the silent killer.
- Improperly installed safety devices:** If the temperature and pressure relief valve (T&P-valve) and similar safety devices (e.g. expansion tank) are not properly installed the result can be deadly. The T&P-valve is designed to prevent a water heater tank from exploding if temperatures and/or pressures exceed their safe operating limits. There are many documented cases where water heaters have malfunctioned with catastrophic results leading not only to property damage but to loss of life as well. Exploding water heaters have been described as bombs exploding.
- Water heater installed in a closet or confined space:** If your water heater is installed in a closet or confined space it is required to have the appropriately sized upper and lower combustion air openings. If a gas appliance such as a water heater is not provided with the appropriate amount of combustion air it will malfunction. Typically what will happen is the gas burner will be starved for oxygen and the burner flame will go from a short blue flame to a large yellow flame causing the flame to escape the combustion chamber possibly (most likely) causing a fire.

Building Owners Responsibilities: This notice is only intended to make Building Owners aware of some of the many dangers that can result from an improperly installed water heater. **One of the primary responsibilities is to have your water heater inspected by a licensed plumbing inspector (it is the law).** According to state and local laws *"It shall be the duty of the person doing the work authorized by a permit to notify the Building Inspection Department that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code (i.e. the plumbing code) to provide access to and means for inspection of such work.* Help us to help you keep the occupants of your home or business safe from improperly installed water heater accidents by scheduling the required plumbing inspections. Inspection requests are best scheduled by the building owner (in coordination with the plumbing contractor) at your convenience. The normal inspection times are between 8 AM and 5 PM, Monday thru Friday. Other times may be available and can be scheduled with the Building Inspection Department by calling **817-503-1030**. Note: failure to obtain the required plumbing inspections may have a negative effect on processing insurance claims and/or resale of the property. The City of Colleyville would appreciate your prompt attention to this matter.

It is the Building Inspection Department's objective to maintain a safe and healthy environment through the reasonable enforcement of city adopted model building codes and construction standards. The department strives to obtain voluntary compliance of code violations through community education and by appealing to civic responsibility. To learn more about water heater installation safety and other building code safety requirements visit our web-site at www.colleyville.com.