

OSHPD



**EXPEDITED
BUILDING PERMIT
FOR WATER HEATER
REPLACEMENT**

How To Guide Series

**FOR SINGLE STORY
WOOD FRAME
SKILLED NURSING
FACILITIES &
INTERMEDIATE
CARE FACILITIES
(OSHPD 2 Buildings)**

**A Companion
Document to the
OSHPD FREER
Manual**

December 2015

The Expedited Building Permit Guides are companion documents to the OSHPD Field Review, Exempt, and Expedited Review (FREER) Manual intended as general reference guides and/or checklists to facilitate **repair, maintenance, minor renovation/remodeling, or installation of certain equipment** projects.

The Expedited Building Permit Guides are intended only for single-story Skilled Nursing Facilities (SNFs) and Intermediate-Care Facilities that are of wood frame construction and excluded from the definition of Hospital Building under Article 2, Section 7-111 in the California Administrative Code (CAC).

The use of the Expedited Building Permit Guide is made available for use at the discretion of the facility owner. The OSHPD does not mandate the use of the Expedited Building Permit Guide for any condition. Use of project-specific design and construction documents prepared by a California licensed design professional in lieu of using the Expedited Building Permit Guides is always acceptable, and in some cases, may be required.

This Expedited Building Permit Guide gives no consideration to suitability for use in a specific application, compatibility with other building systems, appropriate use of materials or design, appearances, etc. The facility owner and/or his/her representative shall review all such qualities, features, and/or properties to ensure compliance with the California Building Standards Code and all applicable local zoning codes and ordinances, appropriate integration with other building systems, and proper design for the project specific conditions and installation, etc.

While not mandatory, the OSHPD recommends the facility has a California licensed architect or engineer, or a California licensed contractor assist in the review of the code compliance checklist herein below. In this manner the facility will have a better understanding of the scope of work that may be required for a code compliant water heater replacement project prior to beginning the work.

WATER HEATER REPLACEMENT

A water heater replacement requires a Building Permit. Replacement of existing water heaters in qualifying Skilled Nursing Facilities can be considered maintenance projects if certain criteria are met. This Expedited Building Permit Guide presents those criteria in a checklist format for general assessment of the specific project conditions. Installation of a replacement water heater without a permit is subject to an investigation fee, submittal of a project to the Office for plan review, demolition and/or rework of defective non-code complying work, etc. in accordance with the California Administrative Code, Title 24, Part 1, Section 7-128 "*Work performed without a permit.*"

The facility owner or its authorized representative should review this checklist with their **OSHPD Compliance Officer** to determine qualification, assessment of specific project conditions and determination of possible approaches to the application, review, permitting, and construction process. Possible approaches include, but are not limited to:

Straight Replacement – For just removal and replacement of an existing water heater, where all existing conditions are fully compliant with current code and no modifications, repair, or remedial work is necessary, the facility may have the work performed by its maintenance staff or by a California licensed contractor.

Replacement with Minor Repair Work. – For relatively simple removal and replacement of an existing water heater, where minor modification, repair, or remedial work is necessary to bring the system into compliance with current code, the facility may pursue the project with a General Contractor or Plumbing Contractor, licensed in California, dependent upon the scope and nature of the remedial work involved.

More Involved Work – For more involved removal and replacement of an existing water heater, where modification, repair or remedial work is necessary to bring the system into compliance with current code, the facility may need to involve a design professional (architect and/or mechanical engineer dependent upon the scope and nature of the remedial work). This work might be of sufficiently limited scope that field review by the Compliance Officer can be used. More involved work may require review by the OSHPD under the Rapid Review Unit or by the Regional Architectural & Engineering Unit.

Existing Water Heater - Unless otherwise noted, the code excerpts on the following pages apply to **replacement** water heaters. It is important to note that, for the purposes of this Guide, an “existing water heater” is a water heater where the installation was previously inspected and approved by OSHPD.

Determination of Eligibility - Determination of eligibility and appropriate permitting process is the responsibility of the OSHPD Compliance Officer. Facilities are encouraged to work with their Compliance Officer prior to assuming eligibility or an approach to permitting.

Inspections – The approved Inspector of Record (IOR) must inspect the work. Interim inspection will be required when walls, ceilings or other construction materials will cover the finished work. Any deficiencies identified through inspection shall be corrected before use of the water heater is permitted. Also, a “Construction Final” issued by the OSHPD Compliance Officer is required prior to use of the water heater. Responsible parties shall file Verified Compliance Reports in accordance with the requirements of the Testing, Inspection, and Observation (TIO) Program. (*See Appendix A*)

Manufacturer's written installation, operating, and maintenance instructions. The installation shall comply with the manufacturer's written installation instructions. The installer (facility's maintenance staff/contractor) shall leave or submit to the Compliance Officer the manufacturer's installation, operating, and maintenance instructions in a location on the premises where they will be readily available for reference and guidance for the IOR, OSHPD staff, service personnel, and the owner or operator (Section 507.24, 2013 CPC). Plumbing systems shall be installed in a manner that is in accordance with the CPC, applicable standards, and the manufacturer's installation instructions (Section 309.4, 2013 CPC).

New Project/Building Permit Application Requirements

- Step 1.** Verify that the project is eligible for this program. Consultation with the OSHPD Compliance Officer is recommended.
- Step 2.** Download and print the Expedited Building Permit Guide and complete the **Existing/Replacement Water Heater Code Compliance Checklist for Maintenance Projects** beginning on page 4 of this Guide and complete the **Application for New Project/Building Permit** beginning on page 20 of this Guide. These documents may be filled-in electronically or manually.
- Step 3.** Prepare a plan/sketch showing the location(s) of where the water heater will be installed (a reduced copy of the building floor plan may be used for this purpose).
- Step 4.** Print two (2) complete sets of the entire package (the “How to” Guide with completed checklist and applications, and the plan/sketch), sign and date where required, and mail or deliver to:

For construction in [Northern California](#), submit to:

Office of Statewide Health Planning and Development
Facilities Development Division
400 R Street, Suite 200
Sacramento, CA 95811
(916) 440-8300 phone
(916) 324-9188 fax

For construction in [Southern California](#), submit to:

Office of Statewide Health Planning and Development
Facilities Development Division
700 North Alameda Street, Suite 2-500
Los Angeles, CA 90012
(213) 897-0166 phone
(213) 897-0168 fax

Upon issuance of the building permit for the project by the OSHPD Regional Compliance, you may submit a construction start letter and begin installation of the replacement water heater.

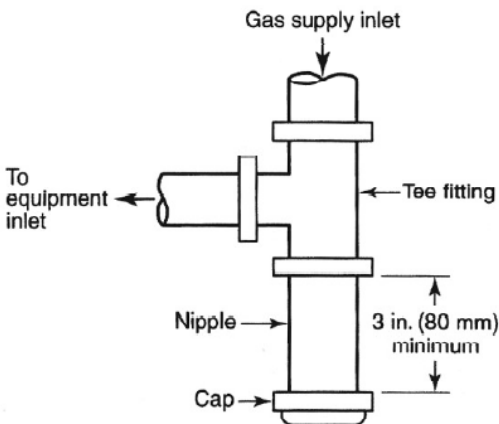
**EXISTING/REPLACEMENT WATER HEATER
CODE COMPLIANCE CHECKLIST
FOR
MAINTENANCE PROJECTS**

(Refer to Appendices B and C for typical water heater installation details)

NOTE: The Compliance Officer will field verify compliance with this checklist and additional work may be required to bring the installation into code compliance if found to be deficient.

PROJECT DESCRIPTION		Compliance		
		Yes	No	NA
1.	Is the water heater replacement project located in a single-story Skilled Nursing or Intermediate Care Facility building of wood-frame construction?	☐	☐	
2.	Is this water heater replacement project considered routine maintenance?	☐	☐	
3.	Is this water heater replacement project considered Emergency work necessary for instances of equipment failure, natural disaster or other occurrences that require immediate repair or replacement to insure jobsite or building occupant health or safety?	☐	☐	
4.	Does the Estimated Construction Cost or Contract Amount (excluding fixed equipment cost) exceed \$50,000?	☐	☐	
5.	Is the new replacement water heater fuel-fired for the replacement of an existing fuel-fired water heater?	☐	☐	
6.	Is the new replacement water heater electric for replacement of an existing electric water heater?	☐	☐	
7.	Does the new water heater have the same volume (no increase or decrease) as the existing water heater and not exceed 100 gallons per water heater?	☐	☐	
8.	Is the new water heater BTU input rating the same or less than the existing water heater and not exceed 200,000 BTUs?	☐	☐	
9.	Is the new water heater wattage no more than the unit being replaced and not exceed 12,000 watts per water heater?	☐	☐	
10.	Is the water heater being replaced one or both of a dual water heater installation? (Click this link to view Appendix B.)	☐	☐	
11.	Does the existing water heater installation have adequate capacity and temperature rise to provide, as applicable, a minimum of 3 gallons per hour per bed of hot water between 105°F and 120°F to patient areas with a constant mechanical recirculation system, 2 gallons per hour per bed of hot water at 120 degrees to dietary, and 2 gallons per hour per bed of hot water at 160 degrees to laundry? (Section 613.0, 2013 CPC)	☐	☐	
12.	Is the existing water heater to be replaced on the ground floor or basement of the facility and floor mounted?	☐	☐	

GENERAL REQUIREMENTS		Compliance		
		Yes	No	NA
13.	Contractor. Will work be performed by a contractor licensed by the California Contractors State License Board?	☐	☐	
14.	Contractor. When the work will be performed by a contractor, is the contractor registered with the Department of Labor and Industries?	☐	☐	☐
15.	Location. Are water heaters capable of being removed and replaced without removing a permanent portion of the building structure?	☐	☐	
INSTALLATION REQUIREMENTS				
16.	Expansion Tank. Does the building water system have a check valve, backflow preventer, or other normally closed device that prevents dissipation of building pressure back into the water main? <i>Commentary: A check valve or other normally closed device will create a closed system which requires an expansion tank. Expansion tank is required when the water system is a "closed loop" (when the water cannot move back into the water supply system). A system is considered a closed loop when a water regulator AND/OR backflow prevention device such as the "reduced pressure backflow prevention device (RP)" is installed. The OSHPD field staff will require an expansion tank when a check valve is visible. A qualified plumber may further determine that the system is closed at non-visible locations through the use of tools and test equipment. Items such as water meters and water softeners and regulators sometimes have built-in check valves.</i>	☐	☐	
17.	Drains. Is the existing pressure relief valve located inside a building and provided with a drain, not smaller than the relief valve outlet, of galvanized steel, hard-drawn copper piping and fittings, or listed relief valve drain tube with fittings that will not reduce the internal bore of the pipe or tubing (straight lengths as opposed to coils)? (Section 608.5, 2013 CPC)	☐	☐	
18.	Drains. Does the existing drain piping extend from the relief valve to the outside of the building, or to another approved location, with the end of the pipe not more than 2 feet nor less than 6 inches above ground or the flood level of the area receiving the discharge and pointing downward? (Section 608.5, 2013 CPC)	☐	☐	
19.	Drains. Does the existing pressure relief valve drain terminate in a building's crawl space nor is any part of the drain pipe trapped or subject to freezing? (Section 608.5, 2013 CPC)	☐	☐	
20.	Drains. Is the terminal end of the relief valve drain pipe threaded?	☐	☐	
21.	Discharge. Does the existing pressure relief valve discharge into a water heater pan? (Section 507.5, 2013 CPC)	☐	☐	

		Compliance		
		Yes	No	NA
22.	Gas Connection. Is a sediment trap is provided at the gas inlet in accordance with the detail below? (Section 1211.8, 2013 CPC) 	☐	☐	☐
23.	Connector. Is an accessible, approved manual shut-off valve and a listed flexible gas connector provided to connect the water heater to the building's gas system? (Section 1211.5, 2013 CPC)	☐	☐	
24.	Water Heater Connectors. Are listed flexible metallic connectors or reinforced flexible water heater connectors present to connect water heaters to the piping system? (Section 604.13, 2013 CPC)	☐	☐	
25.	Dielectric Insulator. Is an existing approved dielectric insulator provided on the water piping connections of the water heater. (Section 507.1, 2013 CPC)	☐	☐	
26.	Joints Between Various Materials. Are joints from copper pipe or tubing to threaded pipe made by the use of a brass adaptor, brass nipple at least 6 inches long, dielectric fitting, or dielectric union installed in accordance with the manufacturer's installation instructions? (Section 605.17, 2013 CPC)	☐	☐	☐
WATER HEATER SUPPORT AND BRACING REQUIREMENTS				
27.	Seismic Bracing. The new water heater(s) is required to be anchored or strapped to resist horizontal displacement due to earthquake motion (Section 507.2, 2013 CPC). Bracing shall comply with the Water Heater Bracing General Notes, Detail P2.00. (Click on this link to view Appendix C.) Select the anchorage and bracing detail 18.a thru 18.e below that applies to this project: (<i>Check the detail below that applies.</i>)	☐		

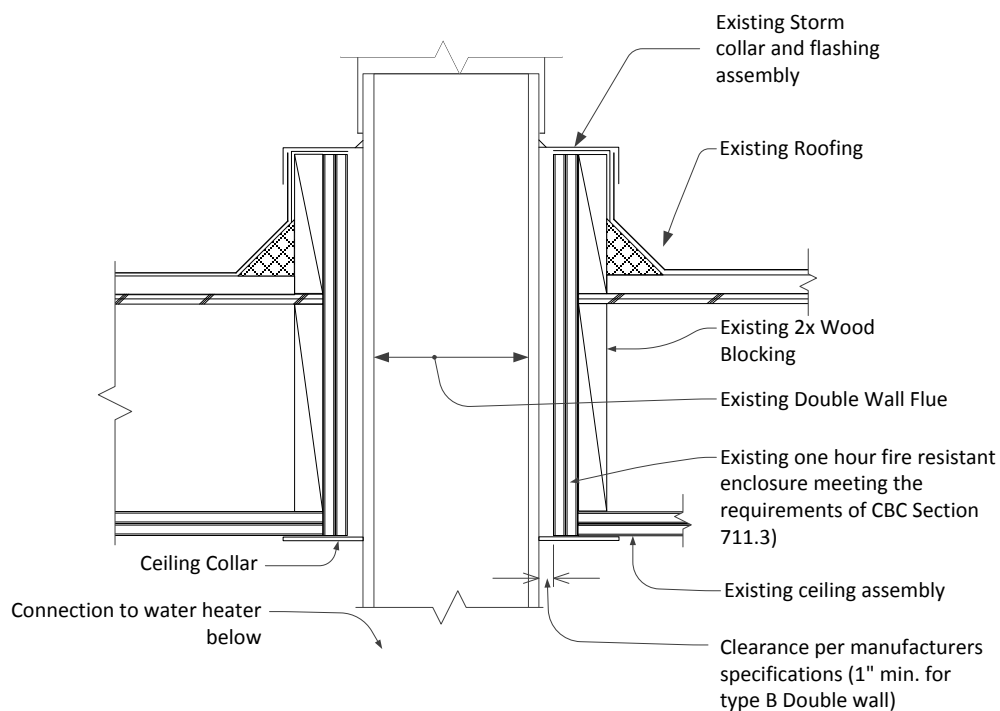
		Compliance		
		Yes	No	NA
27.a	The water heater will be braced in accordance with Detail P2.01, Straight Wall Location Using Metal Strapping, in Appendix C.	☐		☐
27.b	The water heater will be braced in accordance with Detail P2.02, Corner Location Using Metal Strapping, in Appendix C.	☐		☐
27.c	The water heater will be braced in accordance with Detail P2.03, Straight Wall Location Using EMT Conduit, in Appendix C.	☐		☐
27.d	The water heater will be braced in accordance with Detail P2.04, Corner Location Using EMT Conduit, in Appendix C.	☐		☐
27.e	The water heater will be braced using a pre-approved water heater bracing system, designed for the size, weight, and capacity of the water heater, and installed in strict accordance with the manufacturer's written instructions.	☐		☐
28.	Concrete Pad. If the new water heater is supported from the ground, will it rest on level concrete or other approved base extending not less than 3" above the adjoining ground level? (Section 507.3, 2013 CPC)	☐	☐	☐
29.	Protection from physical damage. Is the new water heater being installed in areas that are subject to mechanical damage? (Section 507.13.1, 2013 CPC) Commentary: An acceptable bollard design consists of 2 inches or larger schedule 40 pipe, embedded 3 feet into the ground, encased in a 12 inches diameter footing and filled with concrete. Flanged bollards, fastened with bolts to a concrete floor, wheel stops and elevating the water heater may also be acceptable when approved by the OSHPD.	☐	☐	
CONTROLS				
30.	Temperature, Pressure and Vacuum Relief Devices. Is the installation of temperature, pressure, and vacuum relief devices, or combinations thereof, and automatic gas shutoff devices being installed in accordance with the terms of their listings and the manufacturer's installation instructions? (Section 504.6, 2013 CPC)	☐		☐
31.	Temperature, Pressure and Vacuum Relief Devices. Is there a shutoff valve between the relief valve and the water heater or on discharge pipes between such valves and the atmosphere? (Section 504.6, 2013 CPC)	☐	☐	
32.	Temperature, Pressure and Vacuum Relief Devices. Is the hourly British Thermal Units (BTU) discharge capacity or the rated steam relief capacity of the temperature, pressure, and vacuum relief device(s) less than the input rating of the water heater? (Section 504.6, 2013 CPC)	☐	☐	

		Compliance		
		Yes	No	NA
33.	Temperature Control Valves. Are existing temperature control valves provided that will automatically regulate the temperature of hot water delivered to plumbing fixtures used by patients to a range of 105°F minimum to 120°F maximum? (Section 613.5, 2013 CPC)	☐	☐	
34.	Temperature Control Valves. Is the high temperature alarm set at 125°F and the audible/visual device for the high temperature alarm annunciating at a continuously occupied location? (Section 613.5, 2013 CPC)	☐	☐	
35.	Installation. Do existing Type B or Type L vents extend in a vertical direction without offsets exceeding 45 degrees? (Section 509.6.1, 2013 CPC)	☐	☐	☐
36.	Type B Double Wall Connector. Is the horizontal length of any Type B, double-wall connector equal to or less than the height of the chimney or vent (except for engineered systems)? (Section 509.10.7.2, 2013 CPC.)	☐	☐	☐
37.	Type B Double Wall Connector. For a chimney or vent system serving multiple appliances, is the horizontal length of any individual Type B connector from the appliance outlet to the junction with the common vent or another connector, less than or equal to the height of the chimney or vent? (Section 509.10.7.2, 2013 CPC)	☐	☐	☐
38.	Vents. Where gas vents are 12 inches or less in size, located within 8 feet from a vertical wall or similar obstruction and terminate above the roof, is the gas vent installed in accordance with the California Plumbing Code Figure 509.6.2 and Table 509.6.2 (below)?	☐	☐	☐

ROOF PITCH HEIGHTS ROOF PITCH	H(minimum) ft.	m
Flat to 1/12	1.0	0.30
Over 1/12 to 2/12	1.25	0.38
Over 2/12 to 3/12	1.5	0.46
Over 3/12 to 4/12	2.0	0.61
Over 4/12 to 5/12	2.5	0.76
Over 5/12 to 6/12	3.25	0.99
Over 6/12 to 7/12	4.0	1.22
Over 7/12 to 8/12	5.0	1.52
Over 8/12 to 9/12	6.0	1.83
Over 9/12 to 10/12	7.0	2.13
Over 10/12 to 11/12	7.5	2.27
Over 11/12 to 12/12	8.0	2.44

		Compliance		
		Yes	No	NA
39.	Vents. Where gas vents are over 12 inches in size or are located less than 8 feet from a vertical wall or similar obstruction, do the gas vents terminate at least 2 feet above the highest point where they pass through the roof and not less than 2 feet above a portion of a building within 10 feet horizontally? (Section 509.6.2, 2013 CPC)	☐	☐	☐
40.	Termination. Do Type B or a Type L gas vents terminate at least 5 feet in vertical height above the highest connected appliance draft hood or flue collar? (Section 509.6.2.1, 2013 CPC)	☐	☐	☐
41.	Air for combustion, ventilation, and dilution of flue gases for the water heater must be obtained in one or more of the following manners (Section 506.2.1 through Section 506.7.3, 2013 CPC); click this link to view Appdendix D and select all that apply in Questions 41.a through 41.e: Commentary: <i>Insufficient oxygen for combustion will result in the formation of carbon monoxide. This gas is poisonous and, if it remains within a building, it can cause illness or even death to the occupants. Incomplete combustion can also cause soot to build up in the heat exchanger, flues, and vents. Energy conservation regulations now require that buildings be more tightly sealed, weather stripped, and insulated to avoid infiltration of outside air to the interior of the building. It is, therefore, more essential than it used to be to make accurate calculations and adequate provision for the supply of air to fuel-burning appliances. Combustion air ducts must be constructed to allow an unrestricted flow of air and to prevent the spread of fire and the entry of foreign material and living creatures into the building. Caution must be exercised to void negative pressures that can be created by exhaust fans or the natural draft of large appliances. If othersmaller appliances are located in the same space as the water heater, air will flow downward through the vents or flues, carrying poisonous flue gas into the room. The louvers, grilles or Screens shall meet the requirements of CPC Section 506.8. The combustion air ducts shall meet the requirements of CPC Section 506.9.</i>	☐		
41.a	One permanent opening directly to the exterior located within 12 inches of the top of the enclosure through a vertical or horizontal duct having a minimum free area of 1 sq. in./3000 BTU of the total input rating of all appliances located in the enclosure but not less than the sum of the areas of all vent connectors in the space.	☐		☐
41.b	Two permanent openings directly to the exterior, one located within 12 inches of the top of the enclosure and one located within 12 inches of the bottom of the enclosure through horizontal ducts, each having a minimum free area of 1 sq. in./2000 BTU of total input rating of all appliances in the enclosure.	☐		☐
41.c	Two permanent openings directly to the exterior, one located within 12 inches of the top of the enclosure and one located within 12 inches of the bottom of the enclosure through vertical ducts each having a minimum free area of 1 sq. in./4000 BTU of total input rating of all appliances in the enclosure.	☐		☐

41.d	Where the air infiltration rate is known to be at least 0.40 ACH (air change per hour), combustion air is obtained from the room where the water heater is located and the volume of the room is equal to or greater than 50 cu. ft. per 1,000 BTU total input for all gas-fired appliances located in the room.	☐		☐
41.e	Where the air infiltration rate of the enclosure is not known to be at least 0.40 ACH (air change per hour), combustion air is obtained from the room where the water heater is located through two louvered openings in walls or doors, each opening having a minimum free area of 1 sq. in./1000 BTU of the total input rating of all appliances in the space, but not less than 100 sq. in., located within 12 inches of the top and the bottom of the enclosure; the minimum dimension of air openings shall not be less than 3 inches.	☐		☐
42.	Penetrations through fire-resistive construction. Are penetrations through fire-resistive ceiling/roof assemblies or other fire-resistive construction by flues, vents, pipes, conduit, etc. protected with the appropriate materials and methods? (Section 714, 2013 CBC)	☐	☐	



FLUE PENETRATION SECTION

Note: Penetration is thru exist. 1 Hr. rated roof/ceiling assembly.

		Compliance		
ELECTRIC WATER HEATERS		Yes	No	NA
43.	Disconnect. Do all electric water heaters have a disconnect within sight of the water heater or have a circuit breaker that is of a locking type? (422.30 and 422.31B, 2013 CEC).	☐	☐	
44.	Current. Does the replacement water heater draw more current than the existing water heater to be replaced using the same circuit?	☐	☐	
45.	Overcurrent. Are the existing overcurrent device(s) and conductors rated at not less than 125% of the rating found on the nameplate of the new water heater?	☐	☐	

APPENDIX A



OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT

FACILITIES DEVELOPMENT DIVISION – www.oshpd.ca.gov/fdd
 400 R Street, Suite 200 ~ Sacramento, California 95811
 700 N. Alameda Street, Suite 2-500 ~ Los Angeles, California 90012

Phone (916) 440-8300 FAX (916) 324-9188
 Phone (213) 897-0166 FAX (213) 897-0168

Testing, Inspection and Observation Program

2013 California Building Standards Code – OSHPD 2

This program is prepared and submitted for an OSHPD 2 project. OSHPD 2 projects are limited to construction and remodel projects for skilled nursing facilities and/or intermediate-care facilities of single-story, Type V, wood or light steel-frame construction

A	Facility #:	Facility Name:	Project #:	
Street Address:			Sub #:	
City:			County:	
Record Name (Scope of Project):				

B	TESTS – DOCUMENTATION / CERTIFICATION REQUIRED		CONSTRUCTION VERIFICATION	OFFICE USE ONLY
	PLUMBING TESTS	RESPONSIBLE FIRM OR INDIVIDUAL	*TBD	IOR
	Disinfection of potable water systems when required by the CO CPC 609.9			
	Water supply system CPC 103.5 & 609.4 Pressure tested prior to covering or concealment			
	Joints and connections CPC 103.5.6.4 Pressure tested for gas and water tightness			
	Defective systems CPC 103.5.8.1 Air test of defective drainage and plumbing systems			
	Retesting CPC 103.5.9.2 Retest after corrections			
	Backflow prevention devices and assemblies where applicable CPC 603.1, 603.2, 603.3 & Table 603.2 Assembly tested			
	Fuel piping, where applicable and when required by CO CPC 1213.0 Air, CO ₂ or nitrogen tested prior use, covering or concealment			
	Fuel piping, repairs and additions, where applicable and when permitted by the CO CPC 1213.1.2 Where repairs or additions are made following the pressure test, the affected piping shall be tested. Minor repairs and additions are not required to be pressure-tested provided that work is inspected and connections are tested with a non-corrosive leak-detective method approved by the Authority Having Jurisdiction.			

NOTE: To Be Determined (TBD) – The name of the firm or individual to perform this test or special inspection shall be submitted to and approved by the Office, prior to proceeding with the work that requires this test or special inspection.

APPENDIX A



OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT

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Testing, Inspection and Observation Program

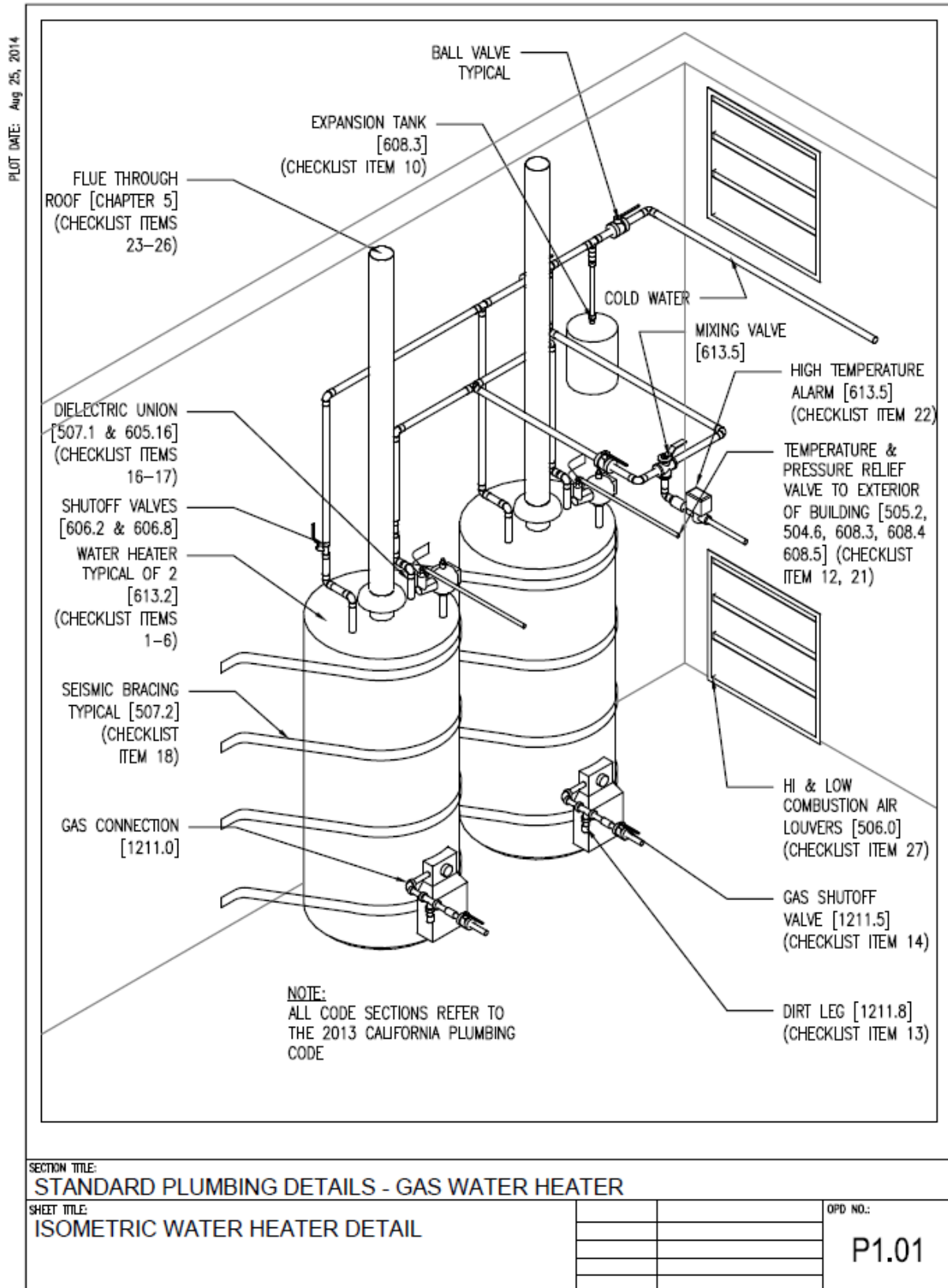
2013 California Building Standards Code – OSHPD 2

D		CONSTRUCTION OBSERVATION AND REPORTING								FOR OFFICE USE ONLY	
		REQUIRED CONSTRUCTION OBSERVATION (See "PERSONAL KNOWLEDGE" as defined in California Administrative Code, Section 7-151)		VERIFIED COMPLIANCE REPORT REQUIRED AS INDICATED (Form OSH-FD-123)							
Ref. No.	*MILESTONES	GEOR	AOR	SEOR	MEOR	EEOR	CONT	SP INSP	IOR	OSHPD FDD	
	FINAL VERIFIED COMPLIANCE REPORT AT COMPLETION						X		X		

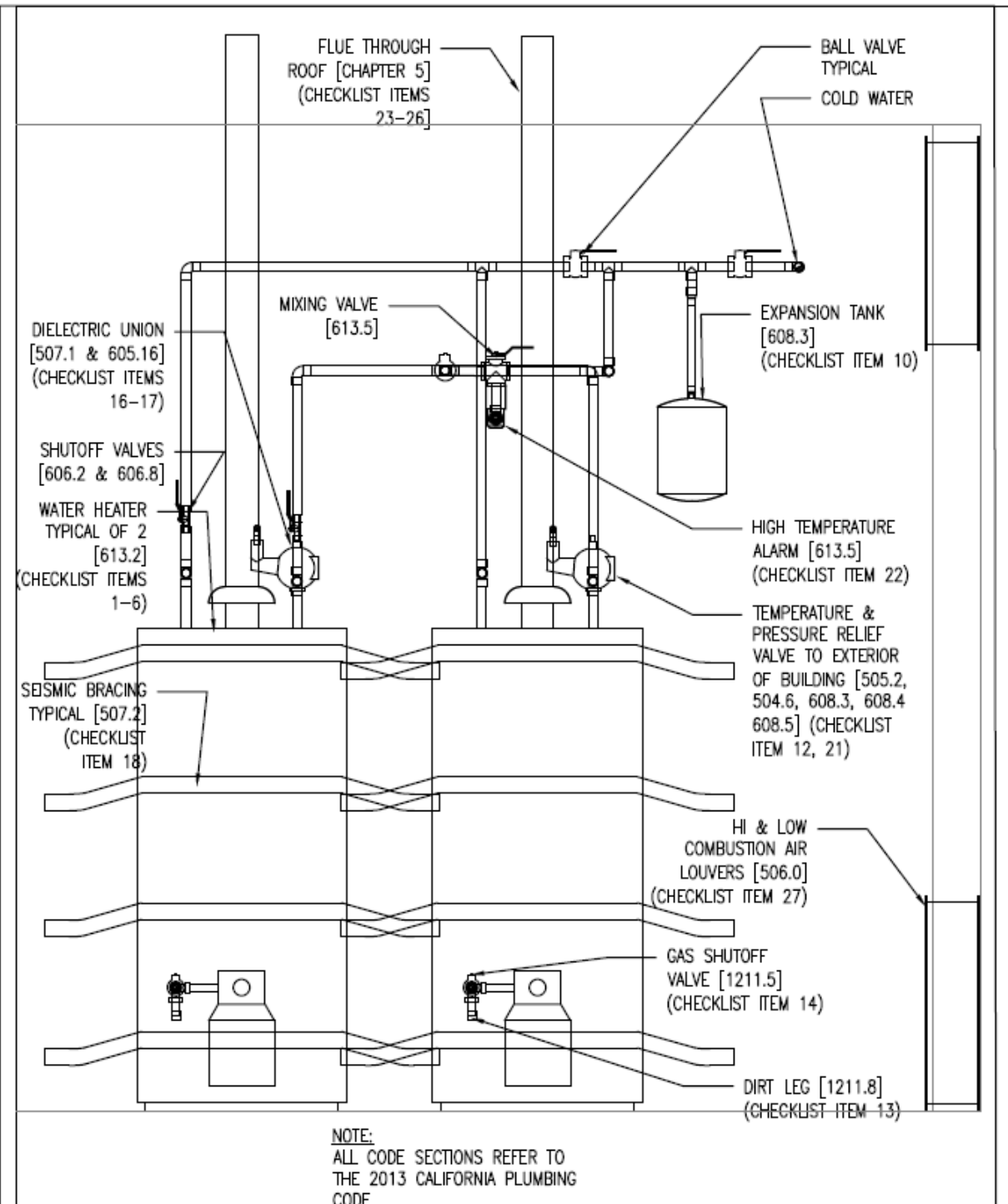
E		FOR OFFICE USE ONLY	
OSHPD Field Acceptance:			
Name:		Date:	

NOTE: To Be Determined (TBD) – The name of the firm or individual to perform this test or special inspection shall be submitted to and approved by the Office, prior to proceeding with the work that requires this test or special inspection.

APPENDIX B



PLOT DATE: Aug 25, 2014



SECTION TITLE:

STANDARD PLUMBING DETAILS - GAS WATER HEATER

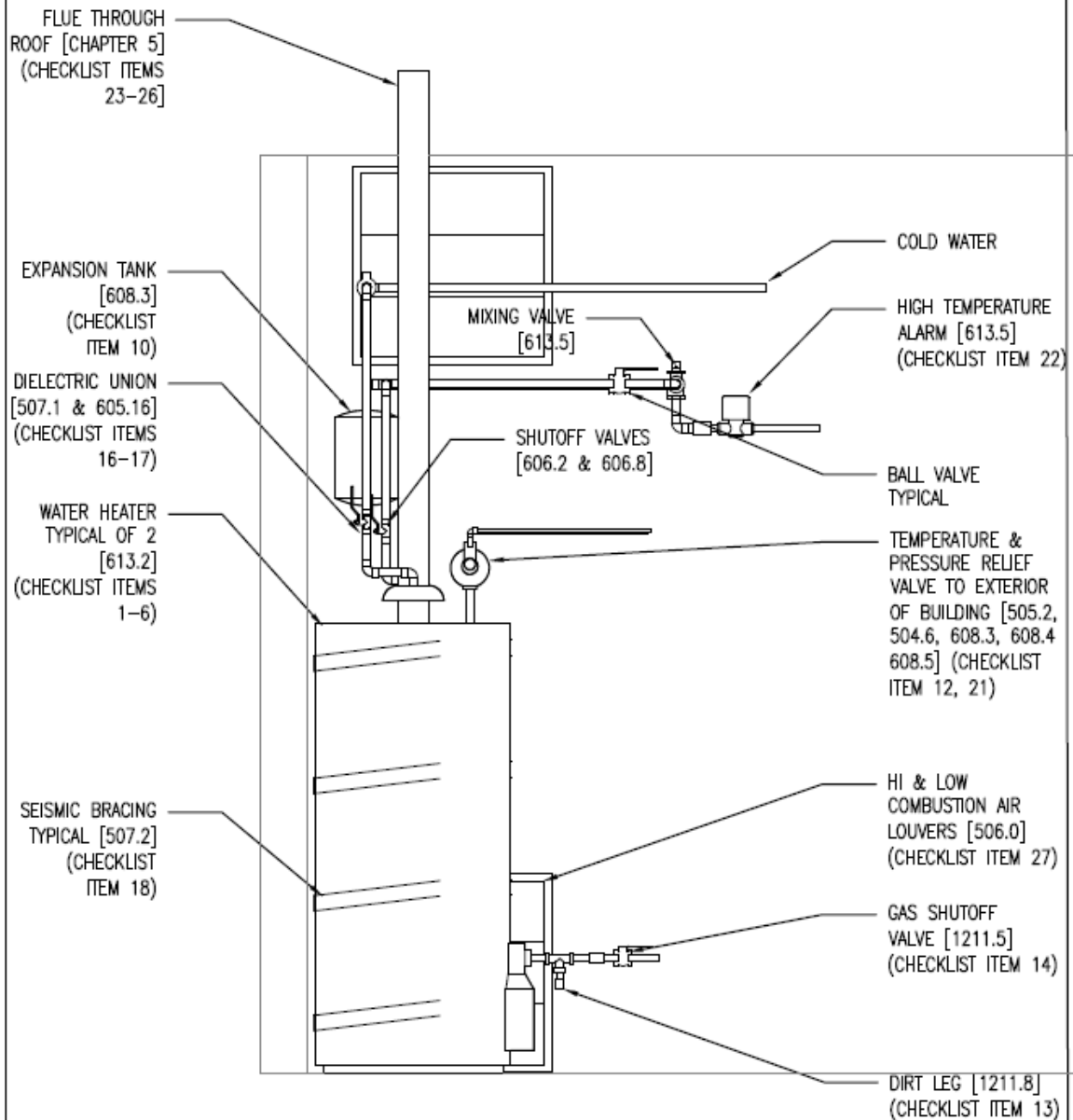
SHEET TITLE:

ELEVATION WATER HEATER DETAIL

OPD NO.:

P1.02

PLOT DATE: Aug 25, 2014



NOTE:
ALL CODE SECTIONS REFER TO
THE 2013 CALIFORNIA PLUMBING
CODE

SECTION TITLE:
STANDARD PLUMBING DETAILS - GAS WATER HEATER

SHEET TITLE:
ELEVATION WATER HEATER DETAIL

OPD NO.:

P1.03

[Return to checklist](#)

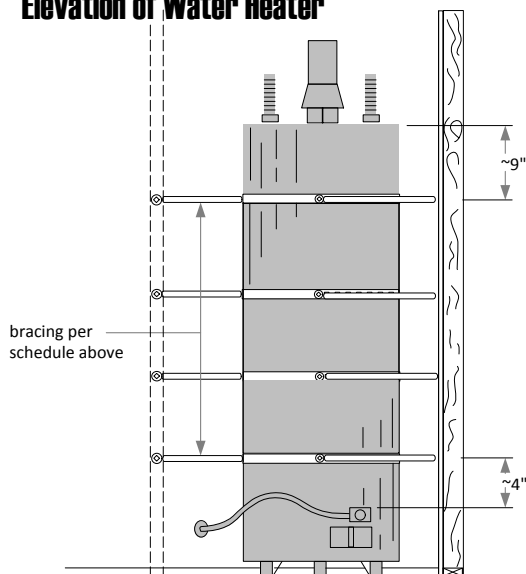
Seismic Bracing Guide for Water Heater Replacement Projects

Number of Bracing Points Required:

<i>Water Capacity</i>	<i>No. of Bracing Points</i>
<i>52 Gallons or less</i>	<i>2 sets</i>
<i>52 to 75 Gallons</i>	<i>3 sets spaced equally</i>
<i>75 to 100 Gallons</i>	<i>4 sets spaced equally</i>

Place the upper-most brace roughly 9 inches below the top of the water heater and the lowest brace roughly 4 inches above the top of the controls. Space any additional intermediate braces, that are required, equally between the highest and lowest braces as shown below.

Elevation of Water Heater



General Notes

1. Refer to detail sheets P2.01 & P2.02 for seismic bracing using metal strapping, and detail sheets P2.03 & P.04 for seismic bracing using EMT conduit.
2. These seismic bracing details do not address water heater installations in an attic or other unusual locations (such as a water heater not located adjacent to a wall). For those cases, the specific design for earthquake bracing shall be submitted to OSHPD for review and approval.
3. These seismic bracing details do not address water heater installation anchorage or water heater bracing attachment to a concrete or concrete masonry wall. For those cases, the specific design for earthquake bracing shall be submitted to OSHPD for review and approval.
4. Alternative bracing systems that connect to wood studs and satisfy the detailing requirements shown on sheets P2.01 through P2.04 will be considered by the enforcement agency with the submission of associated product information.

SECTION TITLE:

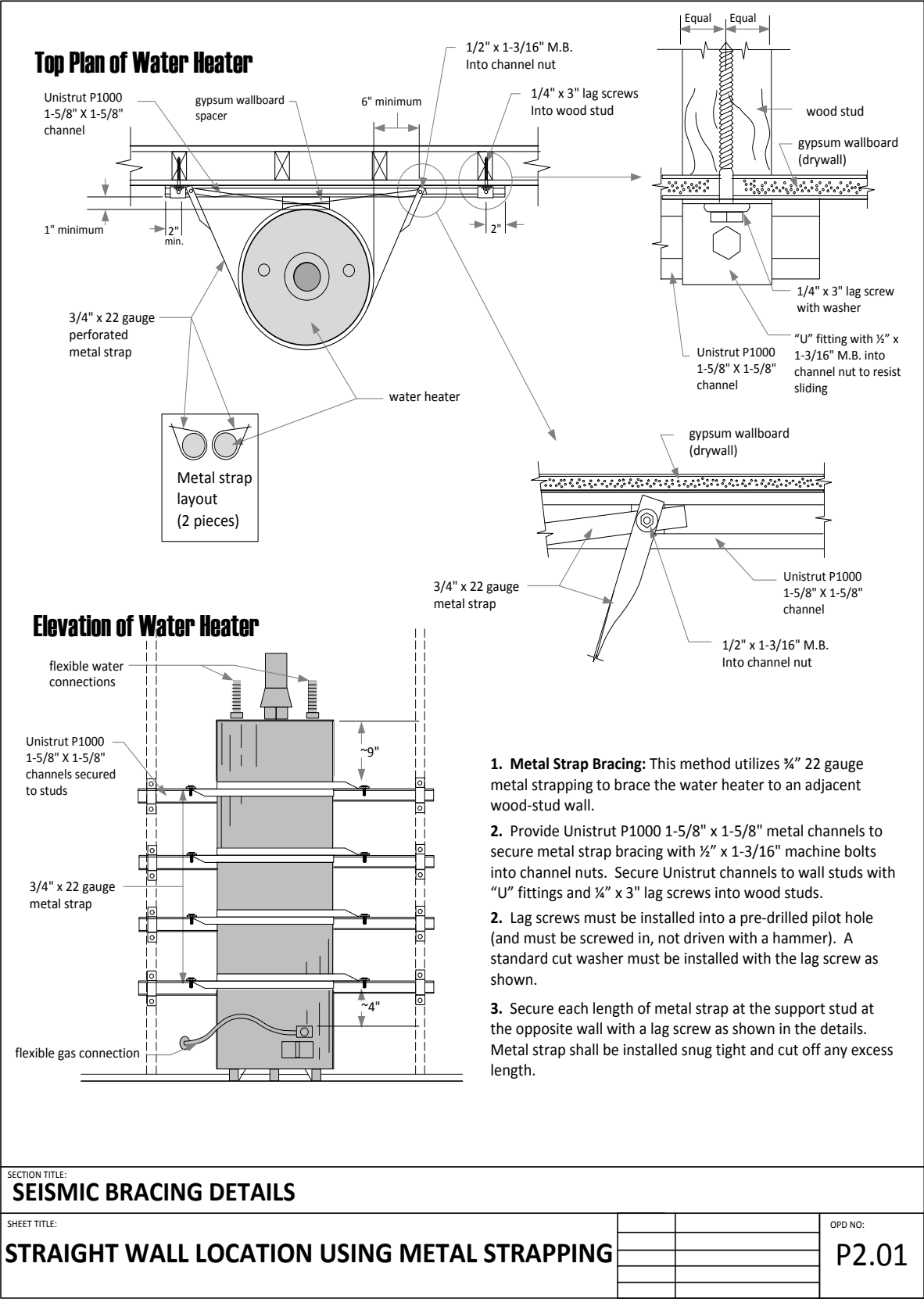
SEISMIC BRACING DETAILS

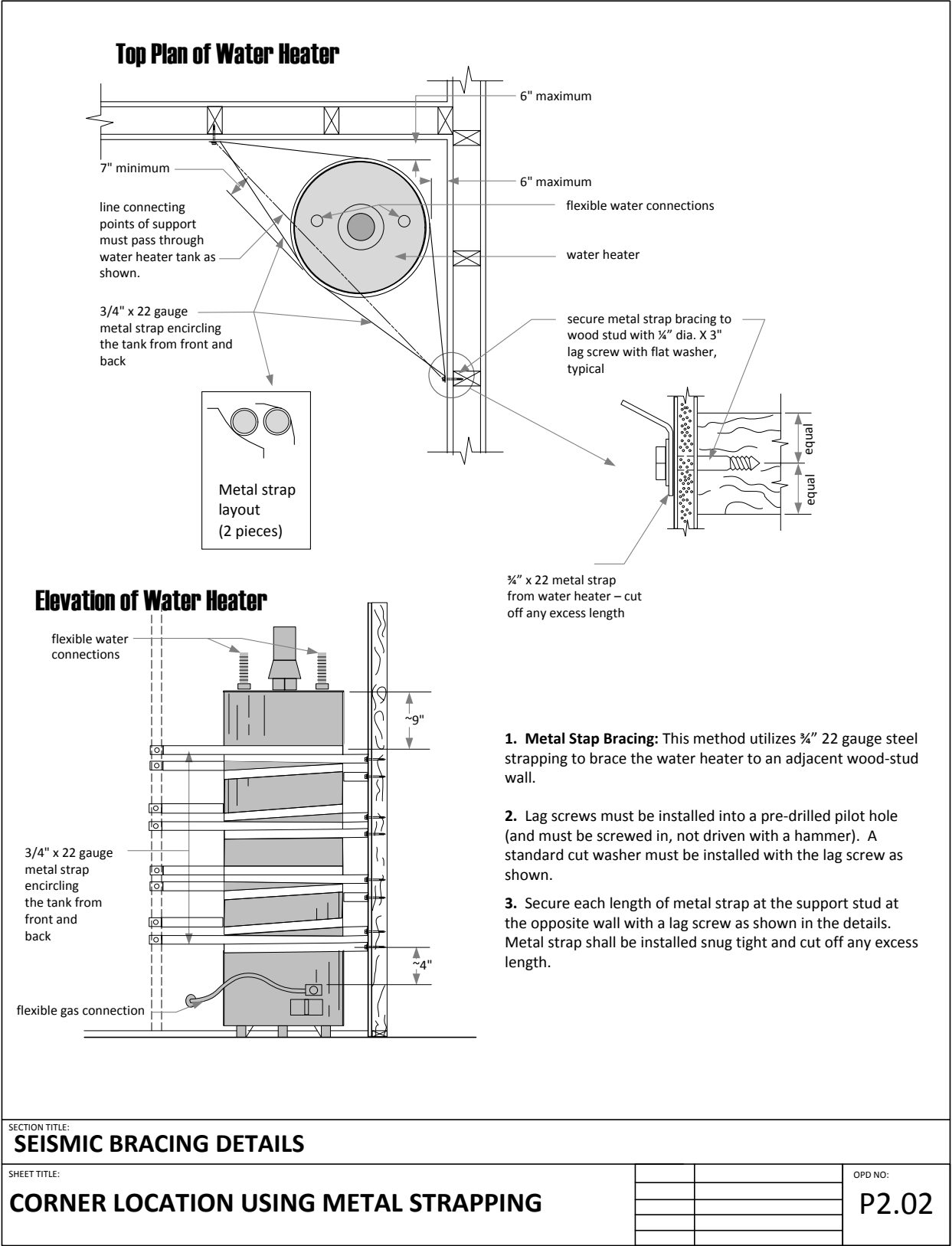
SHEET TITLE:

WATER HEATER BRACING GENERAL NOTES

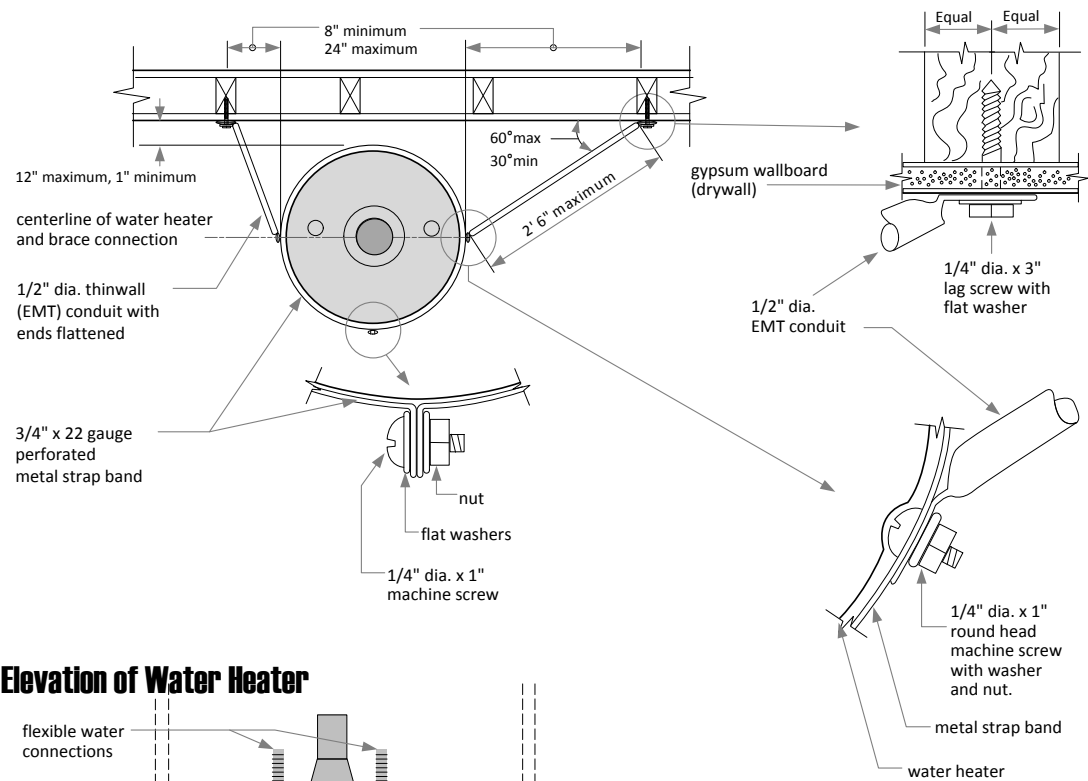
OPD NO:

P2.00

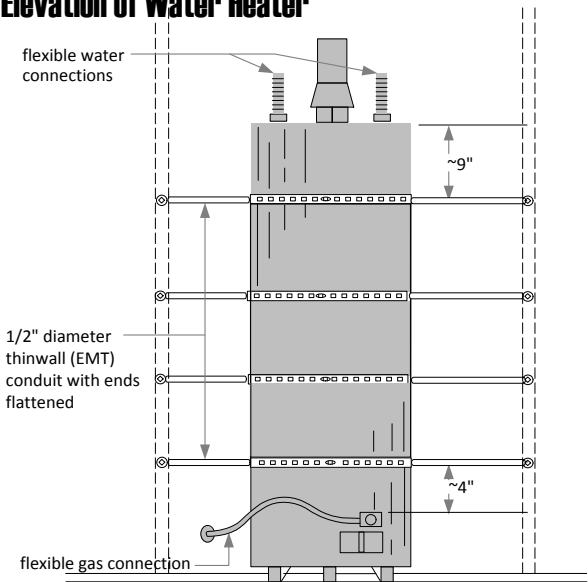




Top Plan of Water Heater



Elevation of Water Heater

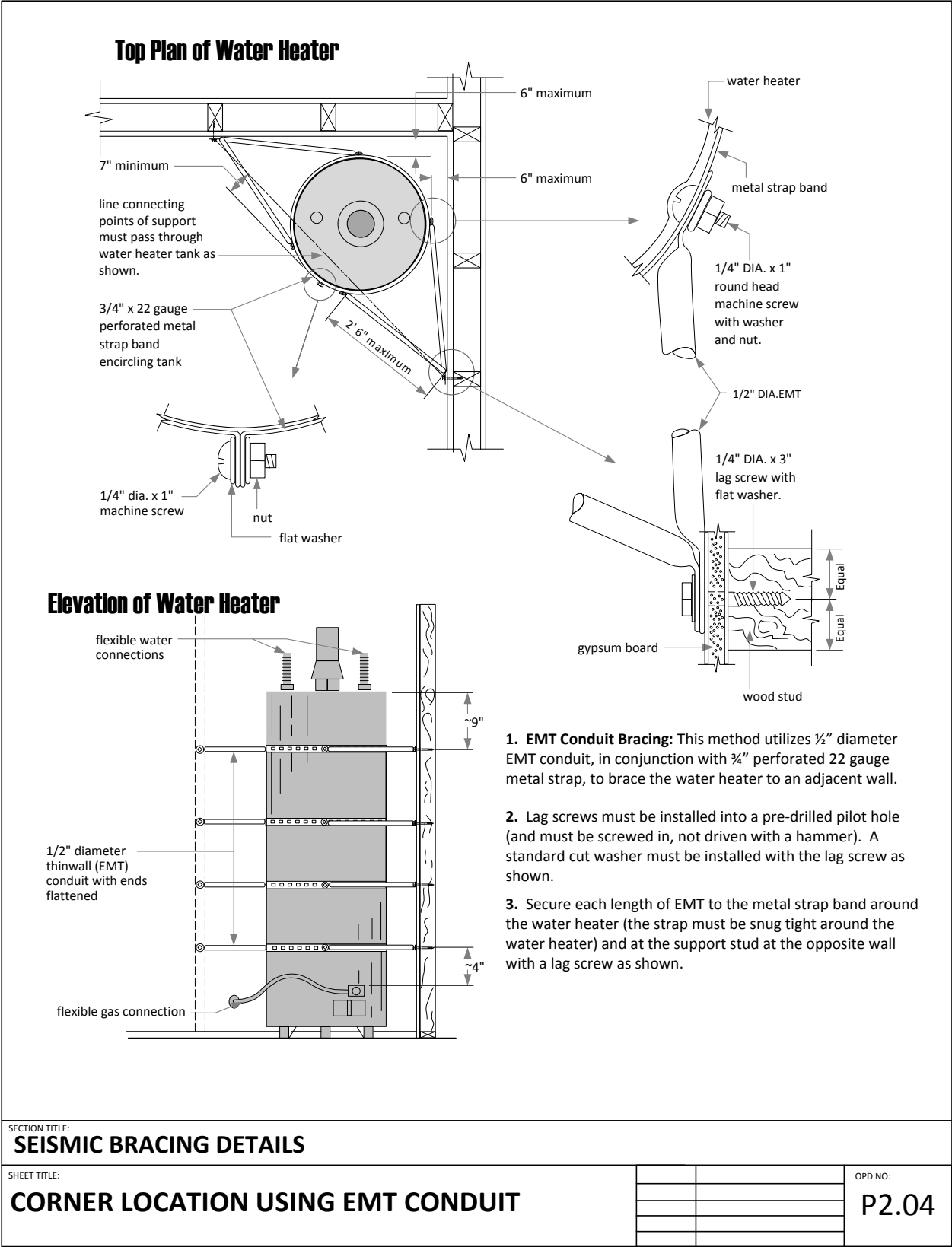


- 1. EMT Conduit Bracing:** This method utilizes 1/2" diameter EMT conduit, in conjunction with 3/4" perforated 22 gauge metal strap, to brace the water heater to an adjacent wall.
- 2.** Lag screws must be installed into a pre-drilled pilot hole (and must be screwed in, not driven with a hammer). A standard cut washer must be installed with the lag screw as shown.
- 3.** Secure each length of EMT to the metal strap band around the water heater (the strap must be snug tight around the water heater) and at the support stud at the opposite wall with a lag screw as shown.

SECTION TITLE:
SEISMIC BRACING DETAILS

SHEET TITLE:
STRAIGHT WALL LOCATION USING EMT CONDUIT

OPD NO:
P2.03



[Return to checklist](#)



OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
FACILITIES DEVELOPMENT DIVISION

RECEIVED

OFFICE USE ONLY

Project #

Application for New Project/Building Permit

Facility

Facility # _____ Facility Name _____
OSHPD Building # BLD - _____ Building Name _____
Type of Facility ☒ Skilled Nursing or Intermediate Care Facility

Record Detail

Record/Project Name WALL MOUNTED TELEVISION/MONITOR BRACKET INSTALLATION

Detailed Description

Application Specific Information

Submittal Type ☒ Final
Kind of Project ☒ Remodel/Alteration
Use Annual Building Permit ☐ Yes ☐ No

Contact Information

☐ Primary Type Legal Owner / Administrator (Required for all applications)

First Name _____ M.I. _____ Last Name _____
Organization Name _____
Street Address _____
Address Line 2 _____
City _____ State _____ Zip Code _____
Phone _____ Phone 2 _____ Fax _____
Signature _____ Date _____ Email _____

☐ Primary Type Authorized Agent (Authorization must be attached)

First Name _____ M.I. _____ Last Name _____
Organization Name _____
Street Address _____
Address Line 2 _____
City _____ State _____ Zip Code _____
Phone _____ Phone 2 _____ Fax _____
Signature _____ Date _____ Email _____





OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT FACILITIES
DEVELOPMENT DIVISION

Construction Performed By (check one)

☐ **Licensed Contractor**

State of California Contractor's License Number _____ Class _____ Expiration Date _____

First Name _____ M.I. _____ Last Name _____

Organization Name _____

Street Address _____

Address Line 2 _____

City _____ State _____ Zip Code _____

Phone _____ Phone 2 _____ Fax _____

CALIFORNIA LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor or Authorized Agent's Name _____

Signature _____ Date _____

☐ **Owner/Builder**

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors State License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) below: (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractors State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars [\$500].).

Please check all that apply for the following:

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).
- ☐ I am exempt under Section: _____, Building and Professions Code for this reason: _____.
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractor's State License Law.).

By my signature below I acknowledge that, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following website: <http://www.leginfo.ca.gov>.

Signature of Legal Owner or Authorized Agent _____ Date _____





OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT FACILITIES
DEVELOPMENT DIVISION

Worker's Compensation Coverage

WORKERS' COMPENSATION DECLARATION (Section 3800, Labor Code):

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

☐ **Exempt:** I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

☐ **Insured through Carrier:** I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Policy # _____ Insurance Carrier _____ Expiration Date _____

Insurance Agent Name _____ Insurance Agent Phone _____ ☐ Copy Attached

☐ **Self-insured:** I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Certificate # _____ ☐ Copy Attached

Applicant's Signature _____ Date _____

Costs

Cost Type ☐ Estimated
☐ Contract

Construction Costs

(excluding fixed equipment, imaging equipment,
design fees, inspection fees, and off-site improvements)

Notes: For SB 1838 projects, this amount must not exceed \$50,000
For Incremented projects include the combined costs for all increments

\$ _____

Fixed Equipment Costs

(sterilizers, chillers, boilers, etc., excluding installation)

\$ _____

Note: See Instructions for Fee Information

Reason





OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT FACILITIES
DEVELOPMENT DIVISION

Application Specific Information – Inspector of Record

OSHPD Certification Number _____ Class ☐ A ☐ B ☐ C

Are you engaged in a business or other employment that requires a portion of your time? ☐ Yes ☐ No If yes, describe below

CERTIFICATION OF APPLICANT for INSPECTOR OF RECORD

I hereby certify that all answers to the questions on this form are true, and I agree and understand that any misstatement of material fact contained in this application will be sufficient cause for my dismissal on this project, and possible suspension or revocation of my Hospital Inspector Certification. If I undertake additional work other than stated herein, I will notify the owner, the Architect, and/or Engineer, and the Office of Statewide Health Planning and Development, without delay. If appointed, I will accept the responsibilities of Inspector of Record on the above mentioned project and will discharge the duties imposed upon me by all applicable sections of the Health and Safety Code.

Signature _____ Date _____

LEGAL OWNER

This person is being employed by the hospital subject to the approval of the architect, structural engineer, or other applicable professional engineer, and OSHPD, and is qualified and able to provide competent, adequate and continuous inspection during construction of this project.

Printed Name _____ Title _____

Signature _____ Date _____

PROFESSIONAL

This person known to me, is qualified, and is satisfactory to me as an Inspector of Record on this project.

Signature of Architect or Engineer in Responsible Charge _____ Date _____

Signature of Structural Engineer _____ Date _____

(Required on projects that include primary gravity and/or lateral load elements/systems)

OFFICE USE ONLY

OSHPD APPROVAL

Printed Name _____ Title _____

Enclosures

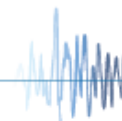
Number of Copies	Enclosure Type	Number of Copies	Enclosure Type
2	How-To Guide #2 with Compliance Checklist completed	2	Plans or sketch showing the locations and elevations of tv/monitor bracket(s) to be installed
2	Certificate of Insurance from a California licensed contractor or		

For construction in Northern California, submit to:

Office of Statewide Health Planning and Development
Facilities Development Division
400 R Street, Suite 200
Sacramento, CA 95811
(916) 440-8300 phone
(916) 324-9188 fax

For construction in Southern California, submit to:

Office of Statewide Health Planning and Development
Facilities Development Division
700 North Alameda Street, Suite 2-500
Los Angeles, CA 90012
(213) 897-0166 phone
(213) 897-0168 fax





OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT FACILITIES
DEVELOPMENT DIVISION

Letter of Authorization (If application is made by an
Agent on behalf of the Legal Owner/Administrator)

Project #:

To: Office of Statewide Health Planning and Development

I hereby authorize:

_____ (Name) _____ (Title)

To be known as the "Agent for Legal Applicant" in accordance with the
Application for New Project and as the "Legal Owner, or Authorized Agent" on
Building Permit, Post Approval Document, Notice of Start of Construction and
other OSHPD FDD forms and required documents, for the facility known as

_____, Facility # _____

Date: _____

Signature: _____

Name: _____

Title: _____

Address: _____

State, City, Zip _____

Phone: _____

