



STANDARD 30: WATER HEATER RELOCATION

MAY 1996

REVISED SEPTEMBER 2003, RESOLUTION 01-03-132

GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104

GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08

REVISED DECEMBER 2019, RESOLUTION 01-19-103

1.0 GENERAL REQUIREMENTS

SEE STANDARD SECTION 1: GENERAL REQUIREMENTS

2.0 APPLICATIONS

2.1 Water heaters located outside of the unit must be enclosed in an exterior storage cabinet. Cabinets shall be textured (to match exterior building wall) or paneled and painted to match the color of the building. Cabinets shall be painted on all sides (inside and out). Future costs for the maintenance of the cabinet will be at Mutual member's expense.

2.2 All storage cabinets will be constructed per standard plan drawings available at the Permits and Inspections Office in the Community Center.

The cabinets are designed to conceal a single water heater. Any deviation from the Standard Plan, such as to allow for a water softener, must have approval from the Permits and Inspections Office and meet all other existing Mutual Standards.

2.3 Water heaters located outside of the unit must respect the view of an adjacent unit. The Permits and Inspections Office must approve of the proposed location of the water heater for aesthetic and/or maintenance purposes prior to Mutual Consent for the alteration being issued.

2.4 All exterior water heaters will be placed on a concrete pad, or approved equal.

2.5 All exterior water heaters shall be concealed, where possible, by landscape. All such landscape installations or modifications in Common Area will be performed by the VMS Landscape Division and paid for by the Mutual member.



- 2.6 No units will be located on the exterior of the dwelling unit except as outlined in this section.
- 2.7 Pressure and temperature relief valves and related drainage lines for the water heaters, must be installed per current Uniform Building Code and Uniform Plumbing Code. Drain line should lead directly to exterior of building. Certain relocations may be permitted to drain to a smitty pan, only with prior approval from the Permits and Inspections Office.
- 2.8 All exterior water heaters are required to be wrapped in a R-11 insulated blanket or equal.
- 2.9 All installations shall meet code regulations for adequate earthquake strapping.

3.0 **PLUMBING**

- 3.1 All plumbing supply and distribution lines will be of Type L copper. No galvanized or plastic pipe fittings will be allowed.
- 3.2 Pressure and temperature relief valve drainage lines will be of type L copper or CPVC pipe.
- 3.3 No exposed plumbing will be permitted for relocated units. All plumbing and required insulation will be enclosed with an approved Thermo Cell cover and painted to match the surface it is on.
- 3.4 All penetrations through exterior walls shall be completely sealed and water-tight.
- 3.5 Any new or replaced water heater tank that is installed at time of relocation, will be 100% at the Mutual member's expense.

EXCEPTION: Any existing tank exceeding the serviceable life (10 year Lifecycle Program) of the water heater, as set by the Mutual, will be replaced by the Mutual at no cost to the resident

4.0 **ELECTRICAL**

- 4.1 All exterior conduit placement must first be approved by the VMS Permits and Inspections Office.



4.2 All installations shall meet electrical codes.

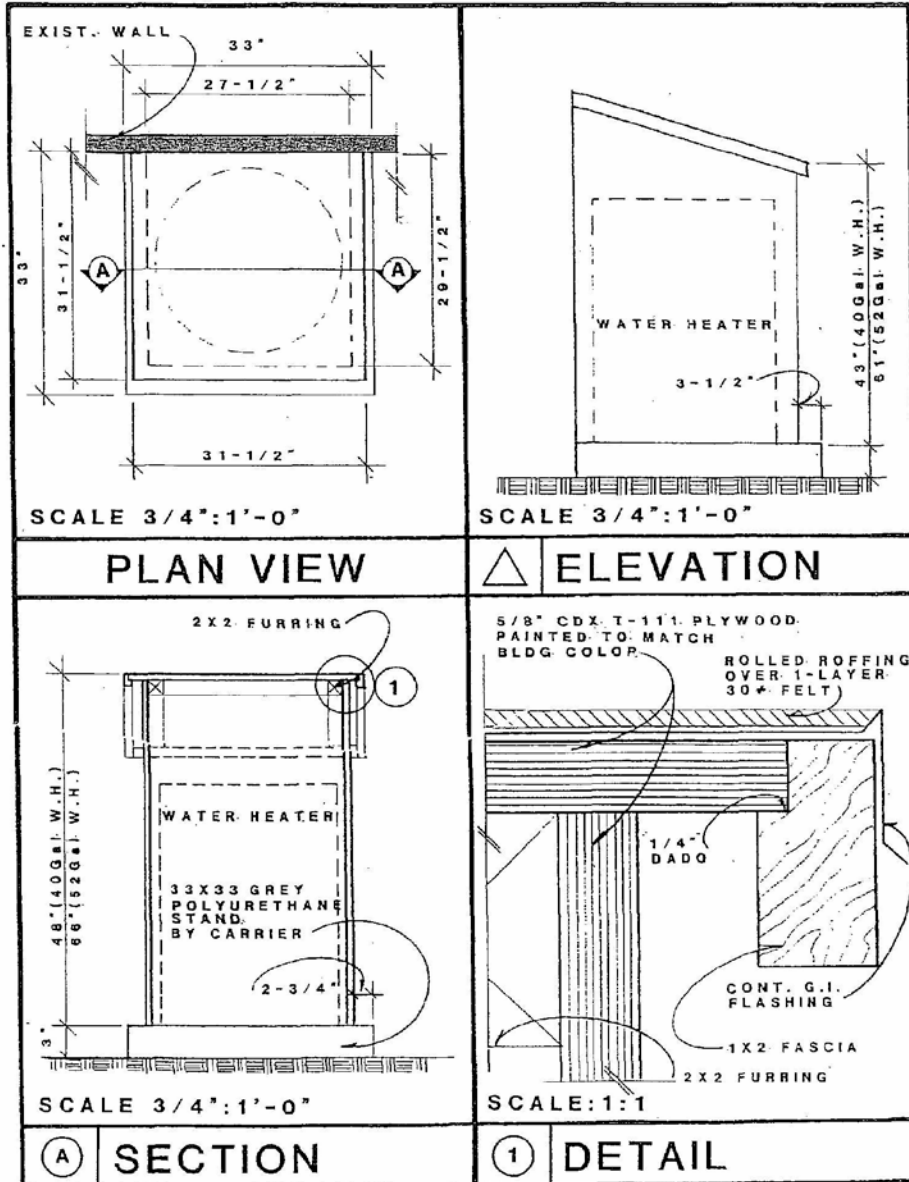
4.3 Dimensions shown on the enclosure detail are an approximate. Depending on the size of the water heater and the R-11 blanket, the dimensions may be larger.

5.0 **STRAPPING**

5.1 All new or relocated water heaters will be anchored or strapped to resist horizontal displacement due to earthquake motion per the current edition of the Uniform Building Code.



UNITED LAGUNA WOODS
MUTUAL



WATER HEATER STORAGE CABINET

MAY 11, 1992