

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
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Water Heaters In Garages

Code: 2012 Plumbing Code
Section: 502.5

Date: September 1, 2011

Question:

Are water heaters installed in garages required to be elevated?

Answer:

Yes, unless the appliance is listed as flammable vapor ignition resistant. Section 502.5 states "water heaters having an ignition source shall be elevated such that the source of ignition is not less than 18 inches above the garage floor". The ignition source would apply to both electric and gas water heaters. The ignition source (not the bottom of the water heater) shall be elevated to minimum of 18 inches above the garage floor. As per the exception "elevation of the ignition source" is not required for appliances that are listed as flammable vapor ignition resistant.