

CITY OF PIEDMONT
POLICIES AND PROCEDURES

SUBJECT: Tankless Water Heater

SECTION: Planning

APPROVED: January 17, 2006

PURPOSE: The purpose of this policy is to provide guidance to Planning Commissioners, staff and residents concerning the location and installation of tankless water heaters.

POLICY: It is the policy of the City to establish the following policy concerning the location of tankless water heaters, for Piedmont residents who wish to replace their existing water heaters with this new technology.

PERMITTED LOCATION: It is the policy of the City of Piedmont to strongly encourage tankless water heaters to be installed in the interior of a house with an external vent. Typical locations may include, but are not limited to, basements, crawl spaces, garages, laundry rooms, furnace rooms, and closets, subject to the manufacturers' requirements for ventilation and clearance. If the exterior vent does not project more than 12 inches from the wall and is painted to match the wall color, it is not subject to design review.

ALTERNATIVE LOCATION: Only in unusual circumstances when it is physically not possible to install the tankless water heater inside a residence, or a significant economic burden will occur to do so, may tankless water heaters be installed in an exterior wall cavity, with the clearances and ventilation required by the manufacturer, provided that the device is concealed with a panel or door that is flush with the exterior wall, and painted to match the wall (including the vent). If the exterior vent does not project more than 12 inches from the wall and is painted to match the wall color, it is not subject to design review. The panel or doors are subject to design review, except if they are for a crawl space area and are painted to match the exterior wall color.