

### Water Heater Strapping

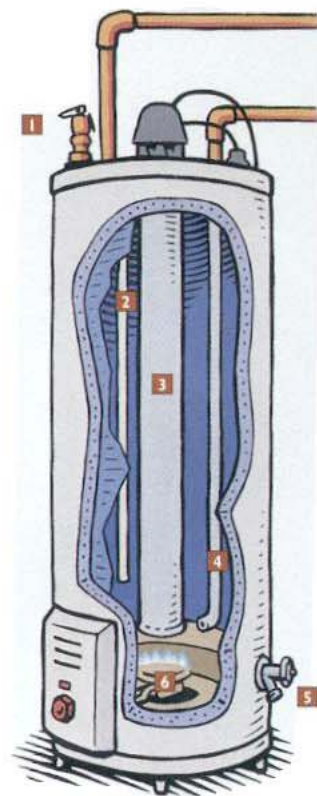
**Strap Water Heater \$150 plus parts if unit is within 12" of wall.**

The average water heater weighs about four hundred pounds when full. Such a massive object resists being moved suddenly. In an earthquake, the floor moves but the heater tends to topple, breaking the gas and water lines connected to it.

Current codes require that the water heater be not more than 12" from the nearest straight wall and not less than 1". Code requires that  $\frac{3}{4}$ " x 24 gauge perforated steel plumbers tape be wrapped around the heater at a distance plus/minus 9" from the top of the heater and plus/minus 4" from the bottom of the heater. The tape will be connected with  $\frac{1}{4}$ " dia. x 1" machine screws, washers and nuts. The length of the "arms" will not be more than 2'6". The tape will be bolted to the wall with  $\frac{1}{4}$ " diameter x 3" lag with flat washer into a stud.

**Install wooden spacer if water heater is more than 12" from wall.  
Cost is \$250.00**

If the water heater is more than 12" from the wall, a wooden spacer will need to be installed to shim the wall out to the heater. In some instances where the water heater is located in the middle of the room framing will have to be connected to the floor joists of the room above and to the floor below and then the water heater strapped into this new framing.



#### IT'S WHAT'S INSIDE THAT COUNTS

- 1. Temperature/pressure relief valve:** Opens automatically to expel water when the water temperature reaches 210 degrees or the tank's pressure climbs above 150 psi. Heaters with stuck valves could burst.
- 2. Anode:** Protects the steel tank from corrosion. Made either of magnesium or aluminum. Check annually and replace if corroded or covered with lime.
- 3. Flue:** Helps water capture heat from the exhaust gases on oil- and gas-fired heaters only.
- 4. Dip tube:** Feeds cold water to bottom of tank. Must be replaced if broken.
- 5. Drain valve:** Rids tank of sediment and rusty water.
- 6. Combustion chamber:** Flame within a steel enclosure heats the tank bottom (gas and oil heaters).