

# WATER HEATER / HVAC REPLACEMENT PERMIT FAQs

1. What is the cost of a permit?  
\$0.00 There is no fee for Water Heater or HVAC replacement permits.
2. How long will it take to get a permit?  
The time frame will vary based on individual circumstances but in most cases, water heater and HVAC replacement permit applications will be turned around the same day, depending on when the application is turned in.
3. How long will it take to get an inspector to review the installation?  
Inspection requests typically require 4 hours' notice. If you call before 12pm, the inspection can be scheduled for that afternoon before 5pm. If you call after 12pm, the inspection can be scheduled for the next morning, between 8am and 12pm. There will certainly be exceptions to this, and we will do everything we can to work with the public to accommodate special circumstances. There have been instances in which we have received the permit application, issued the permit, and performed the inspection in the same day.
4. Will we now need earthquake straps?  
No, Osage Beach is in seismic design category B (2018 International Building Code), which does not necessitate seismic supports.
5. Do we need an electrical disconnect at the heater location?  
Yes, unless the overcurrent device (breaker) is within sight from the appliance or is capable of being locked in the open position. (Ref. 2017 National Electrical Code Section 422 III)
6. I am assuming that a licensed electrician will need to install a water heater.  
Any contractor working within Osage Beach City limits must have a current Osage Beach Contractor's License. If an Osage Beach licensed plumber has the expertise necessary to complete the electrical work for the installation of a water heater, they are permitted to do so. Additionally, a homeowner may perform work on their own home, without any required licensing. All work will be inspected to the minimum requirements of the adopted code(s) (2018 International Building Code, 2018 International Residential Code, International Mechanical Code, International Plumbing Code and the 2017 National Electrical Code.)
7. What if a second homeowner comes down on Friday and finds their water heater or HVAC system must be replaced? Will they have to wait until the following week for an install?  
No, in such a situation, paperwork, permitting and inspections can be completed the following "business" day as stated within the adopted codes, or as soon as is practicable, depending on the circumstances. (Ref. 2018 International Residential Code Section R105.2.1 Emergency repairs. "Where equipment replacements and repairs must

be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.”)

8. Will braided stainless steel lines be allowed?  
Yes, as per Section 605 of the plumbing code.
9. If there is no drain nearby, will the Temperature and Pressure Relief Valve (TPRV) still be directed to within 6” of the floor?  
Yes, as per 2018 International Residential Code Section P2804.6.1 (5), the discharge pipe shall discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors.
10. In some circumstances, we used Pex. Is it allowed?  
Yes, In the 2018 IRC, Section P2804.6.1 Requirements for discharge pipe. (13.) Be constructed of those materials indicated in Section P2906.5. Cross-linked polyethylene (Pex) plastic tubing is included in that list and per (14.) – shall be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place. Thus, with a ¾” TPRV, you must use 1” Pex and fasten/secure the outlet.
11. If there is currently no conduit being used, is it required from the source of power?  
Where subject to damage, the local policy has been to accept, at a minimum, Type MC or equivalent. NM (Romex) has not been accepted as an approved conductor, where subject to damage (i.e., from wall/ceiling to water heater or HVAC connection). (Ref. 2017 National Electrical Code Article 334)
12. Are we limited to Contractor heaters, or may we purchase a heater from Home Depot or Lowe’s?  
Any properly listed and labeled water heater is permitted, unless specifically prohibited by the manufacturer for the intended use.
13. What about grounding the heater?  
Equipment grounding is required as per 2017 National Electrical Code and the manufacturer’s specifications. If water distribution piping is metal, a visible bond must be placed between the hot and cold lines.
14. Are pans necessary to pass inspection?  
Yes, as per 2018 International Residential Code Section 504.7. However, as per Section 504.7.2, Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.
15. Is a permit required for repair or replacement of common internal components (heating elements, condenser fan motor, evaporator coil, etc.)?  
No. As stated in the adopted codes, replacement of any minor part that does not alter approval of the equipment or make such equipment unsafe is exempt from requiring a permit.

If you have any questions regarding water heater or HVAC replacement permits, or any other permit or inspection questions, please contact the Osage Beach Building Department at 573-302-2030.