TITLE: WATER HEATER
VERSION: V1.3
DATE PUBLISHED: 7/31/20

DEFINITION: Water heating is a heat transfer process that uses an energy source to heat water above its initial temperature.

PURPOSE: Typical domestic uses of hot water heater include providing hot water for cooking, cleaning, bathing, and space heating.

NAME VARIANTS: Hot water heater; Gas water heater; Electric water heater; Tankless water heater; Boiler

COMMON MATERIALS: Steel; Sheet metal; Copper; Fiberglass insulation; Glass-lined structure interior; Stainless-steel structure interior

COMMON COMPONENTS: Storage tank; Electric heating element; Water supply inlet and water discharge outlet plumbing connections; Pressure relief valve and line; Low-voltage electrical connection (auto-ignition); Temperature control module; Flue gas chimney or stack; Gas fired burner; Gas shutoff valve; Thermocouple

LOCATION: ☒ Unit Mechanical rooms, mechanical closets, basements, under stairs, kitchens
☒ Inside Mechanical rooms, mechanical closets, basements, under stairs, kitchens
☒ Outside Back or side yard

MORE INFORMATION: None

DEFICIENCY 1: Temperature and Pressure Relief (TPR) Valve is missing, disabled, blocked, or discharging water
LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: No hot water
LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 3: The relief valve discharge piping is improperly installed, incorrect length, terminates less than 2-inches, or incorrect material
LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 4: Chimney or flue piping is misaligned, missing, or blocked
LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 5: Missing safety divider
LOCATION: ☒ Unit ☒ Inside
DEFICIENCY I — UNIT: TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE IS MISSING, DISABLED, BLOCKED, OR DISCHARGING WATER

DEFICIENCY CRITERIA: TPR Valve is:
- not installed in the top 6 inches of the tank,
- missing,
- disabled,
- blocked, or
- discharging any amount of water.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening
This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours
HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

<table>
<thead>
<tr>
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<th>EXPLANATION</th>
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<tbody>
<tr>
<td>R2</td>
<td>Safety</td>
<td>Indirect</td>
<td>Resident could be injured because of this condition.</td>
<td>If TPR Valve is not installed in the top 6 inches of the tank, missing, disabled, blocked, or discharging any amount of water, then water heater could release excessive hot water that could be in contact with the resident.</td>
</tr>
<tr>
<td>M1</td>
<td>Corrective Maintenance</td>
<td>Direct</td>
<td>It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.</td>
<td>It is reasonable for resident or maintenance staff to report if the TPR Valve is not installed properly, missing, disabled, blocked, or discharging any amount of water and may indicate that complaint-based work orders are not being addressed.</td>
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INSPECTION PROCESS:

OBSERVATION:
- Look at the water heater to verify the presence of TPR Valve.
- Look to see if TPR valve is installed in the top 6 inches of the tank, not blocked where the release lever cannot be actuated, or disabled in any way.
- Observe if the TPR valve is discharging any amount of water.

REQUEST FOR HELP: None
ACTION: None
MORE INFORMATION: None

TOOLS OR EQUIPMENT:
REQUIRED: None
USEFUL: Flashlight; Inspection mirror
DEFICIENCY I — INSIDE:  TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE IS MISSING, DISABLED, BLOCKED, OR DISCHARGING WATER

DEFICIENCY CRITERIA:  TPR Valve is:
- not installed in the top 6 inches of the tank,
- missing,
- disabled,
- blocked, or
- discharging any amount of water.

HEALTH AND SAFETY DETERMINATION:  Severe Non-Life-Threatening  This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME:  24 hours  30 days

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INSPECTION PROCESS:

Observation:
- Look at the water heater to verify the presence of TPR Valve.
- Look to see if TPR valve is installed in the top 6 inches of the tank, not blocked where the release lever cannot be actuated, or disabled in any way.
- Observe if the TPR valve is discharging any amount of water.

Request for Help:
- None

Action:
- None

More Information:
- None

TOOLS OR EQUIPMENT:

Required:
- None

Useful:
- Flashlight; Inspection mirror
DEFICIENCY I — OUTSIDE: TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE IS MISSING, DISABLED, BLOCKED, OR DISCHARGING WATER

DEFICIENCY CRITERIA: TPR Valve is:
- not installed in the top 6 inches of the tank,
- missing,
- disabled,
- blocked, or
- discharging any amount of water.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening
This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours
HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

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<td>It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.</td>
<td>It is reasonable for resident or maintenance staff to report if the TPR Valve is not installed properly, missing, disabled, blocked, or discharging any amount of water and may indicate that complaint-based work orders are not being addressed.</td>
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INSPECTION PROCESS:

**Observation:**
- Look at the water heater to verify the presence of TPR Valve.
- Look to see if TPR valve is installed in the top 6 inches of the tank, not blocked where the release lever cannot be actuated, or disabled in any way.
- Observe if the TPR valve is discharging any amount of water.

**Request for Help:** None

**Action:** None

**More Information:** None

TOOLS OR EQUIPMENT:

**Required:** None

**Useful:** Flashlight; Inspection mirror

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
**Deficiency 2 — Unit:** NO HOT WATER

**Deficiency Criteria:** Hot water does not dispense after handle is engaged.

**Health and Safety Determination:** Severe Non-Life-Threatening

This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

**Correction Timeframe:**
- DEFICIENCY: 24 hours
- HCV — CORRECTION TIMEFRAME: 30 days

**Rationale:**

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<tr>
<td>R1</td>
<td>Health</td>
<td>Direct</td>
<td>Condition could affect resident’s mental, or physical, or psychological state.</td>
<td>If hot water is not present, then resident cannot maintain personal hygiene, which may result in sickness.</td>
</tr>
<tr>
<td>R3</td>
<td>Sanitary</td>
<td>Direct</td>
<td>Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.</td>
<td>If no hot water, then resident is unable to maintain household hygiene, washing clothes dishes, cleaning, etc.</td>
</tr>
<tr>
<td>R6</td>
<td>Usability and Operability of Fixtures</td>
<td>Direct</td>
<td>Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.</td>
<td>If hot water is not present, then resident is unable to fully utilize a fixture that is assumed to be included in their rent.</td>
</tr>
<tr>
<td>M1</td>
<td>Corrective Maintenance</td>
<td>Direct</td>
<td>It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.</td>
<td>It is reasonable for resident or maintenance staff to report if there is no hot water and may indicate that complaint-based work orders are not being addressed.</td>
</tr>
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**Inspection Process:**

- **Observation:** - None
- **Request for Help:** - None
- **Action:**
  - Turn faucet handle to activate hot water.
  - Feel the water coming out of the faucet to determine if it is heating up.
- **More Information:** - None

**Tools or Equipment:**

- **Required:** - None
- **Useful:** - None
## Deficiency 2 — Inside: No hot water

### Deficiency Criteria:
Hot water does not dispense after handle is engaged.

### Health and Safety Determination:
- **Severity:** Severe Non-Life-Threatening
- **Determination:** This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

### Correction Timeframe:
- **Outside:** 24 hours
- **Inside:** 30 days

### Rationale:

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<td>Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.</td>
<td>If hot water is not present, then resident is unable to fully utilize a fixture that is assumed to be included in their rent.</td>
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<td>Corrective Maintenance</td>
<td>Direct</td>
<td>It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.</td>
<td>It is reasonable for resident or maintenance staff to report if there is no hot water and may indicate that complaint-based work orders are not being addressed.</td>
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### Inspection Process:
- **Observation:** - None
- **Request for Help:** - None
- **Action:**
  - Turn faucet handle to activate hot water.
  - Feel the water coming out of the faucet to determine if it is heating up.
- **More Information:** - None

### Tools or Equipment:
- **Required:** - None
- **Useful:** - None
DEFICIENCY 3 — UNIT: THE RELIEF VALVE DISCHARGE PIPING IS IMPROPERLY INSTALLED, INCORRECT LENGTH, TERMINATES LESS THAN 2-INCHES, OR INCORRECT MATERIAL

DEFICIENCY CRITERIA: The relief valve discharge piping is improperly installed or terminates less than 2 inches above the floor or above 6 inches from waste receptor flood-level.

OR

The relief valve discharge piping is not at least 18 inches long.

OR

The relief valve discharge piping is made from something other than galvanized steel, copper or approved CPVC.

HEALTH AND SAFETY DETERMINATION: Standard

This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCY — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

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<td>Safety</td>
<td>Indirect</td>
<td>Resident could be injured because of this condition.</td>
<td>If the relief valve discharge piping is improperly installed or terminates less than 2 inches, and the pressure valve is released, then resident could suffer burns.</td>
</tr>
<tr>
<td>M2</td>
<td>Routine Maintenance</td>
<td>Direct</td>
<td>It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.</td>
<td>If the relief valve discharge piping is improperly installed or terminates less than 2 inches, then it is likely that routine maintenance activities are not being addressed.</td>
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INSPECTION PROCESS:

Observation: - Observe the water heating system to determine if the relief discharge piping is properly installed, the correct length, terminates less than 2 inches above the floor or waste receptor flood-level and is the correct material.

Request for Help: - None

Action: - Measure the relief discharge line for compliance.

More Information: - None
TOOLS OR EQUIPMENT:

REQUIRED:  - None

USEFUL:    - Flashlight; Inspection mirror; Distance measuring device
DEFICIENCY 3 — INSIDE: The relief valve discharge piping is improperly installed, incorrect length, terminates less than 2-inches, or incorrect material.

DEFICIENCY CRITERIA: The relief valve discharge piping is improperly installed or terminates less than 2 inches above the floor or above 6 inches from waste receptor flood-level.

OR

The relief valve discharge piping is not at least 18 inches long.

OR

The relief valve discharge piping is made from something other than galvanized steel, copper or approved CPVC.

HEALTH AND SAFETY DETERMINATION: Standard

This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

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INSPECTION PROCESS:

- Observe the water heating system to determine if the relief discharge piping is properly installed, the correct length, terminates less than 2 inches above the floor or waste receptor flood-level and is the correct material.

- Check the length of the discharge piping to ensure it is at least 18 inches long.

- Measure the relief discharge piping to confirm it is made from galvanized steel, copper, or approved CPVC.

REQUEST FOR HELP: None

ACTION: Measure the relief discharge line for compliance.

More Information: None
TOOLS OR EQUIPMENT:

**REQUIRED:**
- None

**USEFUL:**
- Flashlight; Inspection mirror; Distance measuring device
DEFICIENCY 3 — OUTSIDE:  THE RELIEF VALVE DISCHARGE PIPING IS IMPROPERLY INSTALLED, INCORRECT LENGTH, TERMINATES LESS THAN 2-INCHES, OR INCORRECT MATERIAL

DEFICIENCY CRITERIA:  The relief valve discharge piping is improperly installed or terminates less than 2 inches above the floor or above 6 inches from waste receptor flood-level.

OR

The relief valve discharge piping is not at least 18 inches long.

OR

The relief valve discharge piping is made from something other than galvanized steel, copper or approved CPVC.

HEALTH AND SAFETY DETERMINATION:  Standard

This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME:  Within 30 days

HCY — CORRECTION TIMEFRAME:  Within 30 days

RATIONALE:

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INSPECTION PROCESS:

- Observe the water heating system to determine if the relief discharge piping is properly installed, the correct length, terminates less than 2 inches above the floor or waste receptor flood-level and is the correct material.

- Measure the relief discharge line for compliance.

- None
TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror; Distance measuring device
DEFICIENCY 4 — UNIT: CHIMNEY OR FLUE PIPING IS MISALIGNED, MISSING, OR BLOCKED

DEFICIENCY CRITERIA: Chimney or flue piping is misaligned, missing, or blocked.

HEALTH AND SAFETY DETERMINATION: Life-Threatening

This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

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<td>If chimney or flue piping is misaligned, missing, or blocked, then resident may be exposed to carbon monoxide leaks.</td>
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<td>orders to fix this deficiency.</td>
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INSPECTION PROCESS:

- Look at fuel fired water heaters to ensure that the flue is present and not negatively pitched.
- Look for holes, disconnected pieces, or misalignment at connections along the run of the flue pipe that could allow the venting of dangerous gases into the dwelling.
- Check taped joints to ensure that the tape is not covering a void in the flue pipe.
- Look at horizontal flue vent connection and confirm that there is not a negative pitch in the vent.
- Verify supports present on the pipe to maintain clearances and to avoid separation of joints or other damage.

REQUEST FOR HELP: None

ACTION: None

More Information: None

TOOLS OR EQUIPMENT:

- Flashlight; Inspection mirror; Distance measuring device; Level
DEFICIENCY 4 — INSIDE: CHIMNEY OR FLUE PIPING IS MISALIGNED, MISSING, OR BLOCKED

DEFICIENCY CRITERIA: Chimney or flue piping is misaligned, missing, or blocked.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCY — CORRECTION TIMEFRAME: 24 hours

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INSPECTION PROCESS:

**Observation:**
- Look at fuel fired water heaters to ensure that the flue is present and not negatively pitched.
- Look for holes, disconnected pieces, or misalignment at connections along the run of the flue pipe that could allow the venting of dangerous gases into the dwelling.
- Check taped joints to ensure that the tape is not covering a void in the flue pipe.
- Look at horizontal flue vent connection and confirm that there is not a negative pitch in the vent.
- Verify supports present on the pipe to maintain clearances and to avoid separation of joints or other damage.

**Request for Help:** None

**Action:** None

**More Information:** None

TOOLS OR EQUIPMENT:

**Required:** None

**Useful:** Flashlight; Inspection mirror; Distance measuring device; Level
**Deficiency 5 — Unit: Missing safety divider**

**Deficiency Criteria:** Fuel-fired water heater is not isolated by a safety divider or shield.

**Health and Safety Determination:** Severe Non-Life-Threatening
This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

**Correction Timeframe:**
- **HCV — Correction Timeframe:** 30 days
- **24 hours**

**Rationale:**

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<td>If fuel-fired water heater is not isolated by a safety divider or shield, then it is likely that routine maintenance activities are not being addressed.</td>
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**Inspection Process:**

- **Observation:** Observe gas or fuel-fired water heaters to verify safety dividers are present.
- **Request for Help:** None
- **Action:** None
- **More Information:**
  - The location of the water heater cannot present a hazard. The water heater’s safety divider isolates the water heater.
  - The gas or fuel-fired water heater must have design features that allow for “combustion make-up air” (e.g., vents or air ducts providing air into the water heater area).
  - Electric water heaters are exempt from this requirement.

**Tools or Equipment:**

- **Required:** None
- **Useful:** Flashlight; Inspection mirror
DEFICIENCY 5 — INSIDE: Missing safety divider

DEFICIENCY CRITERIA: Fuel-fired water heater is not isolated by a safety divider or shield.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening
This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days

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INSPECTION PROCESS:

- **Observation:** Observe gas or fuel-fired water heaters to verify safety dividers are present.
- **Request for Help:** None
- **Action:** None

More Information:
- The location of the water heater cannot present a hazard. The water heater’s safety divider isolates the water heater.
- The gas or fuel-fired water heater must have design features that allow for “combustion make-up air” (e.g., vents or air ducts providing air into the water heater area).
- Electric water heaters are exempt from this requirement.

TOOLS OR EQUIPMENT:

- **Required:** None
- **Useful:** Flashlight; Inspection mirror
# SUMMARY OF CHANGES

**TITLE:** WATER HEATER  
**VERSION:** V1.3  
**DATE PUBLISHED:** 7/31/20

<table>
<thead>
<tr>
<th>FIELD</th>
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| Deficiency 2           | Separated by inspectable locations — Unit and Inside                   | V1.3    | 2020-07-31 |
| Deficiency Criteria    | Revised deficiency criteria                                            |         |            |

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