

**CHAPTER 20**  
**BOILERS AND WATER HEATERS**

Chapter 20 is not adopted in the City of Seattle. See the Seattle Boiler and Pressure Vessel Code and Uniform Plumbing Code for regulations pertaining to boilers and water heaters.

Note that Chapter 21 was adopted in 2006 by Ordinance 122047, effective May 5, 2006.

## CHAPTER 20

# BOILERS AND WATER HEATERS

### SECTION M2001 BOILERS

**M2001.1 Installation.** In addition to the requirements of this code, the installation of boilers shall conform to the manufacturer's instructions. The manufacturer's rating data, the nameplate and operating instructions of a permanent type shall be attached to the boiler. Boilers shall have all controls set, adjusted and tested by the installer. A complete control diagram together with complete boiler operating instructions shall be furnished by the installer. Solid and liquid-fuel-burning boilers shall be provided with combustion air as required by Chapter 17.

**M2001.1.1 Standards.** Oil-fired boilers and their control systems shall be listed and labeled in accordance with UL 726. Electric boilers and their control systems shall be listed in accordance with UL 834. Boilers shall be designed and constructed in accordance with the requirements of ASME CSD-1 and as applicable, the ASME *Boiler and Pressure Vessel Code*, Sections I and IV. Gas-fired boilers shall conform to the requirements listed in Chapter 24.

**M2001.2 Clearance.** Boilers shall be installed in accordance with their listing and label.

**M2001.3 Valves.** Every boiler or modular boiler shall have a shutoff valve in the supply and return piping. For multiple boiler or multiple modular boiler installations, each boiler or modular boiler shall have individual shutoff valves in the supply and return piping.

**Exception:** Shutoff valves are not required in a system having a single low-pressure steam boiler.

**M2001.4 Flood-resistant installation.** In areas prone to flooding as established in Table R301.2(1), boilers, water heaters, and their control systems shall be located or installed in accordance with Section R301.5.

### SECTION M2002 OPERATING AND SAFETY CONTROLS

**M2002.1 Safety controls.** Electrical and mechanical operating and safety controls for boilers shall be listed and labeled.

**M2002.2 Hot water boiler gauges.** Every hot water boiler shall have a pressure gauge and a temperature gauge, or combination pressure and temperature gauge. The gauges shall indicate the temperature and pressure within the normal range of the system's operation.

**M2002.3 Steam boiler gauges.** Every steam boiler shall have a water-gauge glass and a pressure gauge. The pressure gauge shall indicate the pressure within the normal range of the system's operation. The gauge glass shall be installed so that the midpoint is at the normal water level.

**M2002.4 Pressure-relief valve.** Boilers shall be equipped with pressure-relief valves with minimum rated capacities for the equipment served. Pressure-relief valves shall be set at the maximum rating of the boiler. Discharge shall be piped to drains by gravity to within 18 inches (457 mm) of the floor or to an open receptor.

**M2002.5 Boiler low-water cutoff.** All steam and hot water boilers shall be protected with a low-water cutoff control. The low-water cutoff shall automatically stop the combustion operation of the appliance when the water level drops below the lowest safe water level as established by the manufacturer.

### SECTION M2003 EXPANSION TANKS

**M2003.1 General.** Hot water boilers shall be provided with expansion tanks. Nonpressurized expansion tanks shall be securely fastened to the structure or boiler and supported to carry twice the weight of the tank filled with water. Provisions shall be made for draining nonpressurized tanks without emptying the system.

**M2003.1.1 Pressurized expansion tanks.** Pressurized expansion tanks shall be consistent with the volume and capacity of the system. Tanks shall be capable of withstanding a hydrostatic test pressure of two and one-half times the allowable working pressure of the system.

**M2003.2 Minimum capacity.** The minimum capacity of expansion tanks shall be determined from Table M2003.2.

### SECTION M2004 WATER HEATERS USED FOR SPACE HEATING

**M2004.1 General.** Water heaters utilized both to supply potable hot water and to provide hot water for space heating shall be installed in accordance with this chapter, Chapter 24, Chapter 28 and the manufacturer's installation instructions.

### SECTION M2005 WATER HEATERS

**M2005.1 General.** Water heaters shall be installed in accordance with the manufacturer's installation instructions and the requirements of this code. Water heaters installed in an attic shall conform to the requirements of Section M1305.1.3. Gas-fired water heaters shall conform to the requirements in Chapter 24. Domestic electric water heaters shall conform to UL 174 or UL 1453. Commercial electric water heaters shall conform to UL 1453. Oiled-fired water heaters shall conform to UL 732.

**TABLE M2003.2  
EXPANSION TANK MINIMUM CAPACITY<sup>a</sup> FOR FORCED HOT-WATER SYSTEMS**

SYSTEM VOLUME <sup>b</sup> (gallons)	PRESSURIZED DIAPHRAGM TYPE	NONPRESSURIZED TYPE
10	1.0	1.5
20	1.5	3.0
30	2.5	4.5
40	3.0	6.0
50	4.0	7.5
60	5.0	9.0
70	6.0	10.5
80	6.5	12.0
90	7.5	13.5
100	8.0	15.0

For SI: 1 gallon = 3.785 L, 1 pound per square inch gauge = 6.895 kPa, °C = [(°F)-32]/1.8.

a. Based on average water temperature of 195 °F, fill pressure of 12 psig and a maximum operating pressure of 30 psig.

b. System volume includes volume of water in boiler, convectors and piping, not including the expansion tank.

**M2005.2 Prohibited locations.** Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Direct-vent water heaters are not required to be installed within an enclosure.

**M2005.2.1 Water heater access.** Access to water heaters that are located in an attic or underfloor crawlspace is permitted to be through a closet located in a sleeping room or bathroom where ventilation of those spaces is in accordance with this code.

**M2005.3 Electric water heaters.** Electric water heaters shall also be installed in accordance with the applicable provisions of Chapters 33 through 42.

**M2005.4 Supplemental water heating devices.** Potable water heating devices that utilize refrigerant-to-water heat exchangers shall be approved and installed in accordance with the manufacturer's installation instructions.

**SECTION M2006  
POOL HEATERS**

**M2006.1 General.** Pool and spa heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired pool heaters shall be tested in accordance with UL 726. Electric pool and spa heaters shall be tested in accordance UL 1261.

**M2006.2 Clearances.** In no case shall the clearances be such as to interfere with combustion air, draft hood or flue terminal relief, or accessibility for servicing.

**M2006.3 Temperature and pressure-limiting devices.** Pool heaters shall have temperature and pressure-relief valves.

**M2006.4 Bypass valves.** Where an integral bypass system is not provided as a part of the pool heater, a bypass line and valve shall be installed between the inlet and outlet piping for use in adjusting the flow of water through the heater.