

PLUMBING AND MECHANICAL  
INTERPRETATION MANUAL



CODE: 2003 IRC

DATE:

CODE REF: M2005.2.1.1

4/1/2004

SUBJECT: Water Heater Access

During the top out stage of construction care should be taken to ensure that the permanent access opening complies with the requirement of Section 2005.1.1. Care should be taken to see that finished opening will allow the removal of the water heater without having to disassemble the house or any part of the structure in order to replace and remove the water heater from the installation location.

**M2005.2.1.1 Access Opening.** Access to a water heater shall be through an opening, door or passageway not less than 2 feet (610 mm) in width and large enough to permit removal of the water heater, but not less than 30 inches (762 mm) in height. A permanent ladder leading to any part of such a passageway shall comply with the *Dallas Building Code* and be not less than 6 inches (152.4 mm) from the face of the wall. Each stile is to extend 30 inches (762 mm) above the surface to be reached, or as high as possible, if height is limited. Permanent ladders for water heater access need not be provided at parapets or walls less than 30 inches (762 mm) in height.

SIGNATURE: *Lonnie Erwin,*

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