



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE ID 83701-0500

CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Planning & Development Services Building Division Policy

Title: Water Heater Access Policy

Code Name: 2017 Idaho State Plumbing Code (ISPC)

Code Sections: 203.0, 507.26

Code Language:

- **(ISPC) 203.0 Accessible.** Where applied to a fixture, connection, appliance, or equipment, "accessible" means having access thereto, but which first may require the removal of an access panel, door, or similar obstruction.
- **(ISPC) 507.26 Accessibility for Service.** Appliances shall be located with respect to building construction and other equipment so as to permit access to the appliance. Sufficient clearance shall be maintained to permit cleaning of heating surfaces; the replacement of filters, blowers, motors, burners, controls, and vent connections; the lubrication of moving parts where necessary; the adjustment and cleaning of burners, and pilots; and the proper functioning of explosion vents, where provided. For attic installation, the passageway and servicing area adjacent to the appliance shall be floored.

Scope of Policy: This policy is to help clarify the location of and access requirements of water heaters for maintenance or replacement.

Policy: Water heaters installed within the City of Boise shall be located to permit access for maintenance or replacement, without causing the removal of another large appliance (i.e. furnace, washer, dryer, water conditioning equipment, etc.), or removal of permanent construction.

Intent: Water heaters require routine maintenance and occasional replacement. When a water heater is installed behind another appliance it most often requires the removal of the appliance, or worst-case, permanent construction. This leads to increased time, expense and hazards to maintain or replace the equipment. Additionally, it increases the risk of injury to personnel and/or property damage. To help reduce these risks, when a water heater is installed within the City of Boise, it shall not require removal of another large appliance, or permanent construction to access the water heater for maintenance or replacement.

A request by a City Plumbing Inspector for interpretation from the International Association of Plumbing and Mechanical Officials (IAPMO) was also received confirming the intent of the code. Provisions of all other codes pertaining to location, access and clearances shall apply.



12/7/20

Jason Blais
Building Official

Effective Date

Chad Schwendiman
Chad Schwendiman
Mechanical/Plumbing Inspection Supervisor

Date Retired