



Informal Interpretation Report Number 8320



Date October 02, 2019

Edition 2017

Section 105.1 and 105.2

Question:

Is it the intent of the Florida Building Code Sections 105.1 and 105.2 to require a permit for the replacement of a water heater, whether a like-for-like exchange, or for change of power source. Section 105.1, Required, specifically states: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Answer

Yes, a permit would be required unless the jurisdiction wishes to exempt it or create a system similar to the low voltage alarm permit system where "labels" are provided to the contractor. That needs to be done thru an ordinance clarifying the local administrative provisions of their code.

Commentary:

Water heater replacements are usually a quick in and out job. Inspections may prove difficult because the homeowner must be home to allow the inspector access. Some jurisdictions have innovative systems for water heater replacement, which may provide a model for other jurisdictions to consider. These systems issue plumbing contractors in good standing decals. The homeowner has to sign a form waiving the inspection. The jurisdiction generally performs random audit inspections to ascertain the plumbing contractor's work meets the code. The jurisdiction retains the right to revoke the contractor's participation in the program.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.