

**SAN FRANCISCO
STATEMENT OF COMPLIANCE
WATER HEATER AND SMOKE DETECTOR**

DATE: _____

BUYER(S): _____

SELLER(S): _____

PROPERTY ADDRESS: _____

ASSESSOR PARCEL NO.s _____

WATER HEATER STATEMENT OF COMPLIANCE

Federal, State and local laws govern the production, installation and use of water heaters in residential buildings. These laws are updated annually and should be reviewed carefully when acquiring a new home or replacing an existing water heater. Permits are required for the installation of new or replacement water heaters.

California law (Health & Safety Code Sections 19210-19217) requires:

- Any new or replacement water heater sold in California on or after July 1, 1991 be braced, anchored or strapped when installed to resist falling or horizontal displacement due to earthquake forces. Water heaters require two seismic straps; one located within the top 1/3 of the water heater unit and one at the bottom 1/3. The bottom strap must be located at least 4" away from the water heater controls. Any platform supporting the water heater must be secured to the structure or the slab, also. Additional blocking at the water heater may be required to resist horizontal displacement. (CPC §507.2) See the following link for information and bracing methods: http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf

- The seller of any real property containing a water heater must certify in writing to the buyer that all water heater bracing requirements have been met.

ADDITIONAL RULES & REGULATIONS

Water Heater Types: Water heaters can be installed in bedroom or bathroom closets, if necessary or preferred, but only if they're an electric, direct vent or sealed combustion chamber

unit. Other water heaters that use fuel combustion are not permitted to be installed in bedrooms, bathrooms or closets that open into these rooms, as they may release carbon monoxide.

Multi-Unit Buildings:- A fullway valve must be installed on the cold water supply pipe to each water heater at or near the water heater. In cases where one water heater or boiler supplies hot water to multiple units, additional fullway valves must be installed so that the hot water supplies to any one unit/dwelling/ condominium can be shut off without interrupting the hot water supply to any other dwelling unit. These valves must be accessible in the dwelling unit they control or in a common area within the building. (SF Plumbing Code § 606.2)

Location in Closet within Unit: If located in a bedroom, bathroom, or bedroom closet, the water heater shall be located in a closet provided with a listed self-closing, gasketed door and all combustion air shall be obtained from outdoors. The water heater closet shall not be used for any other purpose. The closet must be lined with a fire retardant wallboard. If located in in a closet where leaking could cause damage to underlying wood framing, the water heater must be set in a pan constructed of water tight corrosion resistant material and a minimum of 1-1/2" deep. The pan must be fitted with a minimum 3/4" drain that drains to an approved location. (CPC §§ 504.1, 507.5, 510.6.1.1, 510.7.4.1, 510.10)

Location in Attic. When located in an attic, the water heater shall be accessible through an opening and passageway at least large as the largest component of the appliance, and not less than 22" by 30". Where the height of passageway is less than 6', the distance from the passageway access to appliance shall not exceed 20' measured along the centerline of the passageway. The passageway shall be unobstructed and shall have solid flooring not less than 24" wide. A level working platform not less than 30" by 30" shall be provided in front of the service side of the appliance. A permanent 120-volt receptacle outlet and lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. If located in the attic where leaking could cause damage to underlying wood framing, the water heater must be set in a pan constructed of water tight corrosion resistant material and a minimum of 1-1/2" deep. The pan must be fitted with a minimum 3/4" drain that drains to an approved location. (CPC §§ 507.5, 508.4)

Location on Exterior of Building. Water heaters mounted on the exterior of a building and located 7feet or more above the floor or grade shall be provided with a permanent platform capable of supporting a tester or maintenance person. (SF Plumbing Code § 504.1)

Ventilation: When a residential, gas fired water heater is installed in a closet, the heater combustion gases must be vented to the outside of the residence and the fresh air needed for combustion must be drawn in from outside the home using double wall metal pipe; single wall pipe is not permitted. All vent piping that runs through ceilings, floors, or walls shall be double-wall metal pipe. The vent and the water heater must maintain clearance from combustible materials (such as wall framing or roofing) as required by the manufacturer, which is typically 1"

minimum. The vent shall terminate a minimum 1' above the roof, be installed with flashing through the roof, and terminate in a listed and approved vent cap. Vents shall also terminate a minimum of 3' above any building opening (door, operable window, etc.) within 3' of the termination. Vents may require additional supports depending on the material and design. (CPC § 510)

Spacing: When a gas fire water heater is installed in a closet, it should have a minimal 1 inch clearance between it and any combustible material, such as wall framing or wall finish. This clearance is based on manufacturer's recommendations. In all cases the minimum clearance recommendations made by the manufacturer of your appliance must be followed.

Floor Surface: If the floor of the closet is carpeted, you must install a metal plate between the bottom of the water heater and the carpet. The metal plate must extend a minimum of 6 inches beyond the water heater base. In addition to this plate, you should install a drip pan between it and the water heater with a drain connecting it to the house drain or extending outside the home. The drain cannot be greater than 2 inches in depth to prevent interference with the burner's air flow and it should extend between 1 and 2 inches beyond the sides of the water heaters tank. The drip pan drain should be at least 3/4 inches in diameter.

Water heater Located in Garage or Basement: Water heaters located in a garage must be elevated so the pilot light and controls are at least 18" above the garage floor surface (unless the unit is listed as flammable vapor ignition resistant). If subject to vehicular damage, adequate barriers must be installed (e.g. 4" diameter steel pipe filled with concrete installed in a footing measuring 12" in diameter and 3' deep and a minimum of 2'-9" above the finished floor). (CPC §507.13)

Pressure-Temperature Relief Valve: All water heaters must have a Pressure-temperature relief valve that is galvanized steel, hard-drawn copper, or CPVC. The valve shall be drained to the exterior, terminate toward the ground maintaining between 6" and 24" of clearance from the ground, and point downward. The diameter of the valve opening (generally 3/4") must be maintained to the termination of the drain. Relief valve drains shall not terminate in a crawl space or an over-flow pan. No part of such drain pipe shall be trapped or subject to freezing, and the terminal end of the drain shall not be threaded. When approved by a building official, the drain may terminate at other locations (i.e. laundry tub, floor sink, or floor drain). (CPC §§ 504.4, 504.5 and 608.5)

CERTIFICATION

Seller hereby certifies that the Property, as of the close of escrow, will comply with Health & Safety Code 19211 by having the water heater(s) braced, anchored or strapped in place, in accordance with State and Local ordinances in effect at the close of escrow.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

SELLER: _____ Date: _____

SELLER: _____ Date: _____

BUYER ACKNOWLEDGES THAT HE, SHE OR IT HAS RECEIVED AND READ THIS WATER HEATER STATEMENT OF COMPLIANCE. BUYER HEREBY REPRESENTS THAT IF HE/SHE/IT HAS ANY QUESTIONS OR CONCERNS REGARDING THIS DISCLOSURE AND CERTIFICATION THAT HE/SHE/ IT WILL CONTACT A REAL ESTATE PROFESSIONAL WHO CAN ASSIST HIM IN THIS PURCHASE.

BUYER: _____ Date: _____

BUYER: _____ Date: _____

SMOKE DETECTOR STATEMENT OF COMPLIANCE

In addition to California State, city and county fire codes, Health & Safety Code § 13113.8 requires that every single family home sold on or after January 1, 1986, have an operable smoke detector that is approved and listed by the State Fire Marshall and installed in accordance with section 310 of the California Building Code. Moreover, section 310.98.1 states that all detectors must sound an alarm that is audible in all sleeping areas of the residence.

Furthermore, California requires the installation of Carbon Monoxide devices in all dwelling units where there are fuel burning appliances, fireplaces or attached garages. These devices must meet the requirements specified with the Carbon Monoxide Poisoning Prevention Act of 2010. Owners of existing buildings may use battery operated CO alarms. In new construction, the alarms must be hardwired. Owners of residential properties with fossil-fuel burning appliances may file an Affidavit- Self Certification for Smoke Detectors & Carbon Monoxide Alarms with the Department of Building Inspection at:

Department of Building Inspection
City & County of San Francisco
1660 Mission Street
San Francisco, CA 94103-2414

In August 2016, the San Francisco Board of Supervisors passed a new law that requires owners of residential buildings to provide, amongst other things, information to residential tenants regarding fire safety and smoke alarm requirements and to post fire safety related information in common areas of the building. Information on the required disclosures may be found at <http://sf-fire.org>. Non-compliance with these requirements may lead to violations and penalties..

CERTIFICATION

Seller hereby certifies that the Property, as of the close of escrow, will comply with all State and Federal laws concerning Smoke Detectors and Carbon Monoxide Devices.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

SELLER: _____ Date: _____

SELLER: _____ Date: _____

BUYER ACKNOWLEDGES THAT HE, SHE OR IT HAS RECEIVED AND READ THIS SMOKE DETECTOR STATEMENT OF COMPLIANCE. BUYER HEREBY REPRESENTS THAT IF HE/SHE/IT HAS ANY QUESTIONS OR CONCERNS REGARDING THIS DISCLOSURE AND CERTIFICATION THAT HE/SHE/ IT WILL CONTACT A REAL ESTATE PROFESSIONAL WHO CAN ASSIST HIM IN THIS PURCHASE.

BUYER: _____ Date: _____

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