

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CALIFORNIA CODE OF REGULATIONS, TITLE 25
DIVISION 1. HOUSING AND COMMUNITY DEVELOPMENT

CHAPTER 3. Factory-Built Housing and Mobilehomes
**SUBCHAPTER 2. Manufactured Homes, Mobilehomes, Multi-Unit Manufactured Housing,
Commercial Modulares, and Special Purpose Commercial Modulares**

ARTICLE 2.1. WATER HEATER SEISMIC BRACING, ANCHORING AND STRAPPING

4100. Protection from Seismic Damage

(a) All of the following apply to the bracing, anchoring or strapping of storage-type fuel-gas-burning water heater appliances:

(1) Prior to or at the time of the sale, resale or installation of any manufactured home, multifamily manufactured home or mobilehome, all existing or replacement fuel-gas-burning water heater appliances shall be braced, anchored or strapped in accordance with this article to resist horizontal displacement due to seismic motion. For a lease or rental of a manufactured home, multifamily manufactured home or mobilehome, the bracing, anchoring or strapping, shall be required at the inception of a lease or rental transaction. For units presently being rented or leased seismic securement is required.

(2) Seismic bracing, anchoring or strapping shall be installed at points within the upper one-third (1/3) and lower one-third (1/3) of the vertical dimension of the appliance. At the lower point, a minimum of four (4) inches shall be maintained above the controls from the strapping.

(3) The appliance bracing, anchoring or strapping shall include mechanical connection to structural members, or to the wall studs adjacent to the appliance, in order to prevent tipping along its center axis.

(4) The installation of the appliance bracing, anchoring or strapping material(s) shall not interfere with any appliance control(s), access or inspection panel(s).

(5) Fuel-gas-burning tankless-type water heater appliances that do not store water for the purpose of heating are exempt from the requirements of this article when installed in accordance with the appliance manufacturer's installation instructions.

(b) The timing and certification of the installation of seismic bracing, anchoring or strapping shall be consistent with California Health and Safety Code Section 18031.7.

Note: Authority cited: Sections 18015, 18020, 18029, 18029.5 and 18031.7, Health and Safety Code. Reference: Sections 18015, 18020, 18025 and 18031.7, Health and Safety Code.

4102. Water Heater Certification Requirements

When an application is submitted to the department for the transfer of ownership to a new or additional registered owner as the result of a sale of a used manufactured home, multifamily manufactured home or mobilehome, the application shall contain a statement signed under penalty of perjury, which provides the following information:

(a) The identifying information, including the trade or manufacturer's name, serial number(s) and the registration decal number(s) of the manufactured home, multifamily manufactured home or mobilehome.

(b) A statement consistent with Section 4100 of this article certifying that each storage-type fuel-gas-burning water heater subject to this article in the manufactured home, multifamily manufactured home or mobilehome is seismically braced, anchored or strapped in accordance with this article on the date of the transfer of title.

Note: Authority cited: Sections 18015, 18020, 18029, 18029.5 and 18031.7, Health and Safety Code. Reference: Sections 18015, 18020, 18025 and 18031.7, Health and Safety Code.

4104. Permit Requirements

Notwithstanding any other provision of law or regulations, the permit requirements of Section 4040 of this subchapter are not applicable to the installation of seismic bracing, anchoring or strapping for fuel-gas-burning water heaters, provided no alteration to the manufactured home, multifamily manufactured home or mobilehome structural, fire-life safety, mechanical, plumbing or electrical systems, is made to accommodate the installation of the seismic bracing, anchoring or strapping.

Note: Authority cited: Sections 18015, 18020, 18029, 18029.5 and 18031.7, Health and Safety Code. Reference: Sections 18015, 18020, 18025 and 18031.7, Health and Safety Code.