

SECTION 223400 - FUEL-FIRED, DOMESTIC-WATER HEATERS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Commercial, gas-fired, high-efficiency, storage, domestic-water heaters.
 - 2. Domestic-water heater accessories.

1.3 PERFORMANCE REQUIREMENTS

- A. Seismic Performance: Commercial domestic-water heaters shall withstand the effects of earthquake motions determined according to ASCE/SEI 7
 - 1. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified."

1.4 SUBMITTALS

- A. Submit manufacturer's data for review before any work is commenced.

1.5 RELATION TO OTHER WORK

- A. Refer to the section, "General Plumbing Provisions", for related requirements. Refer to other sections of Division 22 and to all other applicable portions of the Drawings and Specifications.

1.6 QUALITY ASSURANCE

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. ASHRAE/IESNA Compliance: Fabricate and label fuel-fired, domestic-water heaters to comply with ASHRAE/IESNA 90.1.
- C. ASME Compliance:
 - 1. Where ASME-code construction is indicated, fabricate and label commercial, domestic-water heater storage tanks to comply with ASME Boiler and Pressure Vessel Code: Section VIII, Division 1.

2. Where ASME-code construction is indicated, fabricate and label commercial, finned-tube, domestic-water heaters to comply with ASME Boiler and Pressure Vessel Code: Section IV.

- D. NSF Compliance: Fabricate and label equipment components that will be in contact with potable water to comply with NSF 61 Annex G, "Drinking Water System Components - Health Effects."

1.7 COORDINATION

- A. Coordinate sizes and locations of concrete bases with actual equipment provided.

1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of fuel-fired, domestic-water heaters that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:
 - a. Structural failures including storage tank and supports.
 - b. Faulty operation of controls.
 - c. Deterioration of metals, metal finishes, and other materials beyond normal use.
2. Warranty Periods: From date of Substantial Completion.
 - a. All units shall have a 3 year limited warranty against tank failure.

PART 2 - PRODUCTS

2.1 COMMERCIAL, GAS-FIRED, STORAGE, DOMESTIC-WATER HEATERS

- A. Commercial, Gas-Fired, High-Efficiency, Storage, Domestic-Water Heaters:
 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Smith, A. O. Corporation.
 - b. Lochinvar, LLC
 - c. Rheem Manufacturing Company.
 - d. State Industries.
 2. Standard: ANSI Z21.10.3/CSA 4.3.
 3. Description: Manufacturer's proprietary design to provide at least **95** percent combustion efficiency at optimum operating conditions.
 4. Storage-Tank Construction: ASME-code steel with 160-psig minimum working-pressure rating.
 - a. Tappings: Factory fabricated of materials compatible with tank. Attach tappings to tank before testing.
 - 1) NPS 2 and Smaller: Threaded ends according to ASME B1.20.1.

- 2) NPS 2-1/2 and Larger: Flanged ends according to ASME B16.5 for steel and stainless-steel flanges and according to ASME B16.24 for copper and copper-alloy flanges.
 - b. Interior Finish: Comply with NSF 61 Annex G barrier materials for potable-water tank linings, including extending finish into and through tank fittings and outlets.
 - c. Lining: Glass complying with NSF 61 Annex G barrier materials for potable-water tank linings, including extending lining into and through tank fittings and outlets.
5. Factory-Installed Storage-Tank Appurtenances:
- a. Anode Rod: Replaceable magnesium.
 - b. Dip Tube: Required unless cold-water inlet is near bottom of tank.
 - c. Drain Valve: Corrosion-resistant metal complying with ASSE 1005.
 - d. Insulation: Comply with ASHRAE/IESNA 90.1. Surround entire storage tank except connections and controls.
 - e. Jacket: Steel with enameled finish.
 - f. Burner or Heat Exchanger: Comply with UL 795 or approved testing agency requirements for gas-fired, high-efficiency, domestic-water heaters and natural-gas fuel.
 - g. Temperature Control: Adjustable thermostat.
 - h. Safety Controls: Automatic, high-temperature-limit and low-water cutoff devices or systems.
 - i. Combination Temperature-and-Pressure Relief Valves: ANSI Z21.22/CSA 4.4-M. Include one or more relief valves with total relieving capacity at least as great as heat input, and include pressure setting less than domestic-water heater working-pressure rating. Select one relief valve with sensing element that extends into storage tank.

B. Domestic-Water Compression Tanks:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. AMTROL, Inc.
 - b. Honeywell Water Controls.
 - c. Smith, A. O. Corporation.
 - d. State Industries.
 - e. Taco, Inc.
2. Description: Steel, pressure-rated tank constructed with welded joints and factory-installed butyl-rubber diaphragm. Include air precharge to minimum system-operating pressure at tank.
3. Construction:
 - a. Tappings: Factory-fabricated steel, welded to tank before testing and labeling. Include ASME B1.20.1 pipe thread.
 - b. Interior Finish: Comply with NSF 61 Annex G barrier materials for potable-water tank linings, including extending finish into and through tank fittings and outlets.
 - c. Air-Charging Valve: Factory installed.
4. Capacity and Characteristics:
 - a. Working-Pressure Rating: 150 psig.

- C. Drain Pans: Corrosion-resistant metal with raised edge. Comply with ANSI/CSA LC 3. Include dimensions not less than base of domestic-water heater, and include drain outlet not less than NPS 3/4 with ASME B1.20.1 pipe threads or with ASME B1.20.7 garden-hose threads.
- D. Piping-Type Heat Traps: Field-fabricated piping arrangement according to ASHRAE/IESNA 90.1 or ASHRAE 90.2.
- E. Heat-Trap Fittings: ASHRAE 90.2.
- F. Comply with requirements for ball-, butterfly-, or gate-type shutoff valves specified in Section 220523.12 "Ball Valves for Plumbing Piping," Section 220523.13 "Butterfly Valves for Plumbing Piping," and Section 220523.15 "Gate Valves for Plumbing Piping."
 - 1. Comply with requirements for balancing valves specified in Section 221119 "Domestic Water Piping Specialties."
- G. Gas Shutoff Valves: ANSI Z21.15/CSA 9.1-M, manually operated. Furnish for installation in piping.
- H. Gas Pressure Regulators: ANSI Z21.18/CSA 6.3, appliance type. Include 1/2-psig pressure rating as required to match gas supply.
- I. Automatic Gas Valves: ANSI Z21.21/CSA 6.5, appliance, electrically operated, on-off automatic valve.
- J. Combination Temperature-and-Pressure Relief Valves: Include relieving capacity at least as great as heat input, and include pressure setting less than domestic-water heater working-pressure rating. Select relief valves with sensing element that extends into storage tank.
 - 1. Gas-Fired, Domestic-Water Heaters: ANSI Z21.22/CSA 4.4-M.
 - 2. Oil-Fired, Domestic-Water Heaters: ASME rated and stamped.
- K. Pressure Relief Valves: Include pressure setting less than domestic-water heater working-pressure rating.
 - 1. Gas-Fired, Domestic-Water Heaters: ANSI Z21.22/CSA 4.4-M.
- L. Vacuum Relief Valves: ANSI Z21.22/CSA 4.4-M.
- M. Domestic-Water Heater Stands: Manufacturer's factory-fabricated steel stand for floor mounting, capable of supporting domestic-water heater and water. Provide dimension that will support bottom of domestic-water heater a minimum of 18 inches above the floor.
- N. Domestic-Water Heater Mounting Brackets: Manufacturer's factory-fabricated steel bracket for wall mounting, capable of supporting domestic-water heater and water.

2.2 SOURCE QUALITY CONTROL

- A. Factory Tests: Test and inspect assembled domestic-water heaters specified to be ASME-code construction, according to ASME Boiler and Pressure Vessel Code.
- B. Hydrostatically test commercial domestic-water heaters to minimum of one and one-half times pressure rating before shipment.

- C. Domestic-water heaters will be considered defective if they do not pass tests and inspections. Comply with requirements in Section 014000 "Quality Requirements" for retesting and reinspecting requirements and Section 017300 "Execution" for requirements for correcting the Work.
- D. Prepare test and inspection reports.

PART 3 - EXECUTION

3.1 DOMESTIC-WATER HEATER INSTALLATION

- A. Commercial, Domestic-Water Heater Mounting: Install commercial domestic-water heaters on concrete base.
 - 1. Maintain manufacturer's recommended clearances.
 - 2. Arrange units so controls and devices that require servicing are accessible.
 - 3. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch centers around the full perimeter of concrete base.
 - 4. For supported equipment, install epoxy-coated anchor bolts that extend through concrete base and anchor into structural concrete floor.
 - 5. Place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 - 6. Install anchor bolts to elevations required for proper attachment to supported equipment.
 - 7. Anchor domestic-water heaters to substrate.
- B. Install domestic-water heaters level and plumb, according to layout drawings, original design, and referenced standards. Maintain manufacturer's recommended clearances. Arrange units so controls and devices needing service are accessible.
 - 1. Install shutoff valves on domestic-water-supply piping to domestic-water heaters and on domestic-hot-water outlet piping. Comply with requirements for shutoff valves specified in Section 220523.12 "Ball Valves for Plumbing Piping," Section 220523.13 "Butterfly Valves for Plumbing Piping," and Section 220523.15 "Gate Valves for Plumbing Piping."
- C. Install gas-fired, domestic-water heaters according to NFPA 54.
 - 1. Install gas shutoff valves on gas supply piping to gas-fired, domestic-water heaters without shutoff valves.
 - 2. Install gas pressure regulators on gas supplies to gas-fired, domestic-water heaters without gas pressure regulators if gas pressure regulators are required to reduce gas pressure at burner.
 - 3. Install automatic gas valves on gas supplies to gas-fired, domestic-water heaters if required for operation of safety control.
- D. Install combination temperature-and-pressure relief valves in top portion of storage tanks. Use relief valves with sensing elements that extend into tanks. Extend commercial-water-heater relief-valve outlet, with drain piping same as domestic-water piping in continuous downward pitch, and discharge by positive air gap onto closest floor drain.
- E. Install combination temperature-and-pressure relief valves in water piping for domestic-water heaters without storage. Extend commercial-water-heater relief-valve outlet, with drain piping same as domestic-water piping in continuous downward pitch, and discharge by positive air gap onto closest floor drain.

- F. Install water-heater drain piping as indirect waste to spill by positive air gap into open drains or over floor drains. Install hose-end drain valves at low points in water piping for domestic-water heaters that do not have tank drains. Comply with requirements for hose-end drain valves specified in Section 221119 "Domestic Water Piping Specialties."
- G. Install thermometer on outlet piping of domestic-water heaters. Comply with requirements for thermometers specified in Section 220519 "Meters and Gages for Plumbing Piping."
- H. Assemble and install inlet and outlet piping manifold kits for multiple domestic-water heaters. Fabricate, modify, or arrange manifolds for balanced water flow through each domestic-water heater. Include shutoff valve and thermometer in each domestic-water heater inlet and outlet, and throttling valve in each domestic-water heater outlet. Comply with requirements for valves specified in Section 220523.12 "Ball Valves for Plumbing Piping," Section 220523.13 "Butterfly Valves for Plumbing Piping," and Section 220523.15 "Gate Valves for Plumbing Piping," and comply with requirements for thermometers specified in Section 220519 "Meters and Gages for Plumbing Piping."
- I. Install piping-type heat traps on inlet and outlet piping of domestic-water heater storage tanks without integral or fitting-type heat traps.
- J. Fill domestic-water heaters with water.
- K. Charge domestic-water compression tanks with air.

3.2 CONNECTIONS

- A. Comply with requirements for domestic-water piping specified in Section 221116 "Domestic Water Piping."
- B. Drawings indicate general arrangement of piping, fittings, and specialties.
- C. Where installing piping adjacent to fuel-fired, domestic-water heaters, allow space for service and maintenance of water heaters. Arrange piping for easy removal of domestic-water heaters.

3.3 IDENTIFICATION

- A. Identify system components. Comply with requirements for identification specified in Section 220553 "Identification for Plumbing Piping and Equipment."

3.4 FIELD QUALITY CONTROL

- A. Perform tests and inspections.
 - 1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing.
 - 2. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
 - 3. Operational Test: After electrical circuitry has been energized, start units to confirm proper operation.
 - 4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

- B. Domestic-water heaters will be considered defective if they do not pass tests and inspections.

END OF SECTION 223400