SECTION 223300 - ELECTRIC, DOMESTIC-WATER HEATERS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Light-commercial, electric water heaters.
2. Water heater accessories.

1.2 SUBMITTALS

A. Product Data: For each type and size of domestic-water heater indicated. Include rated capacities, operating characteristics, furnished specialties and accessories.

B. Shop Drawings: Diagram power, signal and control wiring.

C. Operation and maintenance data.

D. Warranty.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. ASHRAE/IESNA 90.1-2004 Compliance: Applicable requirements in ASHRAE/IESNA 90.1-2004.

C. ASME Compliance: Where ASME-code construction is indicated, fabricate and label commercial water heater storage tanks to comply with ASME Boiler and Pressure Vessel Code: Section VIII, Division 1.

D. Comply with NSF 61, "Drinking Water System Components - Health Effects; Sections 1 through 9” for all components that will be in contact with potable water.

1.4 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of electric 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.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.
   a. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 LIGHT-COMMERCIAL ELECTRIC WATER HEATERS

A. Description: Comply with UL 174 for household, storage electric water heaters.

1. Manufacturers:

   a. American Water Heater Company.
   b. Bradford White Corporation.
   c. Electric Heater Company (The); Hubbell Heaters Division.
   d. GSW Water Heating Company.
   e. Heat Transfer Products, Inc.
   f. Lochinvar Corporation.
   g. Rheem Water Heater Div.; Rheem Manufacturing Company.
   h. Ruud Water Heater Div.; Rheem Manufacturing Company.
   i. Smith, A. O. Water Products Company.
   j. State Industries, Inc.

2. Storage-Tank Construction: Steel, vertical arrangement.

   a. Tappings: ASME B1.20.1 pipe thread.
   b. Pressure Rating: 150 psig.
   c. Interior Finish: Comply with NSF 61 barrier materials for potable-water tank linings, including extending lining material into tappings.

3. Factory-Installed Storage-Tank Appurtenances:

   a. Anode Rod: Replaceable magnesium.
   b. Dip Tube: Provide unless cold-water inlet is near bottom of tank.
   c. Drain Valve: ASSE 1005.
   d. Insulation: Comply with ASHRAE/IESNA 90.1-2004.
   e. Jacket: Steel with enameled finish.

f. Heat-Trap Fittings: Inlet type in cold-water inlet and outlet type in hot-water outlet.
g. Heating Elements: Two; electric, screw-in immersion type; wired for simultaneous operation unless otherwise indicated.
h. Temperature Control: Adjustable thermostat for each element.
i. Safety Control: High-temperature-limit cutoff device or system.
j. Relief Valve: ASME rated and stamped and complying with ASME PTC 25.3 for combination temperature and pressure relief valves. Include relieving capacity at least as great as heat input, and include pressure setting less than water heater working-pressure rating. Select relief valve with sensing element that extends into storage tank.

4. Special Requirements: NSF 5 construction with legs for off-floor installation.
5. Capacity and Characteristics:

a. Capacity: 19 gal.
b. Recovery: 23 gph at 80 deg F.
c. Heating Elements: 4.5 kilowatt each.
d. Temperature Setting: 110 deg F.
e. Electrical Characteristics:

1) Volts: 208.
2) Phases: Single.
3) Hertz: 60.

2.3 WATER HEATER ACCESSORIES

A. Water Heater Stands: Water heater manufacturer's factory-fabricated steel stand for floor mounting and capable of supporting water heater and water. Include dimension that will support bottom of water heater a minimum of 18 inches above the floor.

B. Water Heater Mounting Brackets: Water heater manufacturer's factory-fabricated steel bracket for wall mounting and capable of supporting water heater and water.

C. Drain Pans: Corrosion-resistant metal with raised edge. Include dimensions not less than base of water heater and include drain outlet not less than NPS 3/4 (DN 20).

D. Piping-Type Heat Traps: Field-fabricated piping arrangement according to ASHRAE/IESNA 90.1-2004.

E. Water Regulators: ASSE 1003, water-pressure reducing valve. Set at 25-psig- (172.5-dPa-) maximum outlet pressure, unless otherwise indicated.

F. Shock Absorbers: ASSE 1010 or PDI-WH 201, Size A water hammer arrester.

PART 3 - EXECUTION

3.1 DOMESTIC-WATER HEATER INSTALLATION

A. Install commercial water heaters on concrete bases.

1. Exception: Omit concrete bases for commercial water heaters if installation on stand, bracket, suspended platform, or directly on floor is indicated.
2. Concrete base construction requirements are specified in Division 22 Section “Common Work Results for Plumbing”.

B. Install 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.

C. 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.

D. 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 water heaters that do not have tank drains. Refer to Division 22 Section "Domestic Water Piping Specialties" for hose-end drain valves.

E. Install thermometers on outlet piping of water heaters. Refer to Division 22 Section "Meters and Gages for Plumbing Piping” for thermometers.

F. Install water regulator, with integral bypass relief valve, in booster-heaterinlet piping and water hammer arrester in booster-heater outlet piping.

G. Install piping-type heat traps on inlet and outlet piping of water heater storage tanks without integral or fitting-type heat traps.

H. Fill water heaters with water.

3.2 CONNECTIONS

A. Install piping adjacent to water heaters to allow service and maintenance. Arrange piping for easy removal of water heaters.

3.3 FIELD QUALITY CONTROL

A. Engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including connections.

B. Perform the following field tests and inspections:

1. Leak Test: After installation, test for leaks. Repair leaks and retest until no leaks exist.

2. Operational Test: After electrical circuitry has been energized, confirm proper operation.
3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

C. Remove and replace water heaters that do not pass tests and inspections and retest as specified above.

3.4 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate and maintain commercial electric water heaters. Refer to Division 01 Section "Demonstration and Training".

END OF SECTION 223300