

# Internal model gas continuous flow water heaters installed in roof spaces

## Gas Bulletin #25

Issued February 2023

### General

Gas Continuous Flow **internal** type water heaters are only permitted to be installed in roof spaces when it is **impracticable** to locate the units external to the building or in a suitable location within the building. **(It should be seen as a location of last resort).**

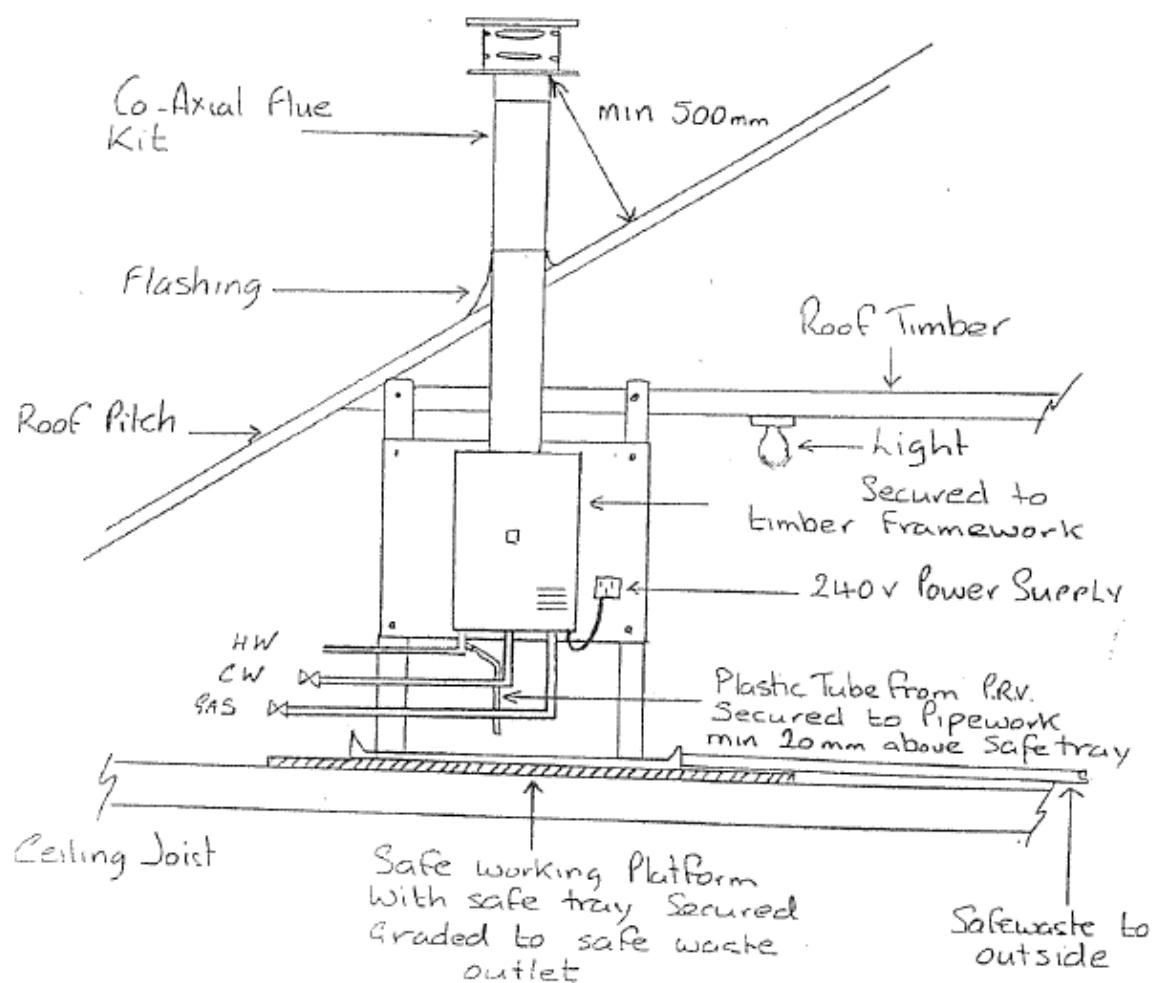
The installer is required to contact the appliance manufacturer prior to roof space installation to seek their approval.

### Installation requirements

The continuous internal type unit shall be installed in accordance with Clauses 6.2.2 & 6.3.11 of the Gas Installation Standard AS/NZS 5601.1:2022 and the Australian/New Zealand National Standard, Plumbing and Drainage Code Part 4.2 Hot Water Supply Systems AS/NZS 3500 and shall include:

- The appliance being securely fixed to and supported by a suitable framing design attached to the roof structure.
- 
- Installation of a walkway from the roof space access point to a service platform around the appliance incorporating a safe working platform for maintenance (6.3.11.(d))
- Permanent artificial lighting is to be provided at the appliance with the switch located adjacent to the roof space access point.
- The appliance shall be flued to atmosphere with the manufacturer's coaxial flue terminating a minimum of 500mm above the roof.
- A safe tray is to be located centrally beneath the appliance and secured to the supporting platform by means of brackets compatible with the material used to manufacture the safe tray. A minimum space of 500mm between the bottom of the appliance and the top of the safe tray is to be maintained for maintenance purposes. The safe tray shall drain to a safe waste.
- The pressure relief valve shall be fitted with the plastic tubing supplied and secured so that should the valve discharge, the water will flow into the safe tray without causing any damage. The tubing shall terminate no closer than 20mm above the uppermost part of the safe waste and an air gap shall be maintained at all times.
- The safe waste shall terminate at a point outside of the building but within the property boundaries and be readily visible from within the property, clear of doors, windows and other openings and shall not cause injury to people or damage to property.

## Internal Gas Water Heater Installation Roof Space Design



Note min height from working Platform to bottom of hot water unit > 500 mm

Contact the Office of the Technical Regulator for more information

Online [otr.sa.gov.au](http://otr.sa.gov.au)  
Email [otr@sa.gov.au](mailto:otr@sa.gov.au)  
Phone 8226 5722



Government of  
South Australia