

**SECTION 22 33 00**  
**COMMERCIAL ELECTRIC, DOMESTIC-WATER HEATERS**

**PART 1 - GENERAL**

**1.1 STIPULATIONS**

- A. The specifications sections "General Conditions to the Construction Contract", "Special Conditions" and "Division 01 - General Requirements" form a part of this Section by this reference thereto, and shall have the same force and effect as if printed herewith in full.

**1.2 SUMMARY**

- A. Section Includes:
  - 1. Commercial, electric, storage, domestic-water heaters.
  - 2. Domestic-water heater accessories.

**1.3 ACTION SUBMITTALS**

- A. Product Data: For each type of product.
  - 1. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.
- B. Shop Drawings:
  - 1. Include diagrams for power, signal, and control wiring.

**1.4 INFORMATIONAL SUBMITTALS**

- A. Coordination Drawings: Equipment room drawing or BIM model, drawn to scale, on which the items described in this Section are shown and coordinated with all building trades.
- B. Product Certificates: For each type of commercial, electric, domestic-water heater.
- C. Domestic-Water Heater Labeling: Certified and labeled by testing agency acceptable to authorities having jurisdiction.
- D. Source quality-control reports.
- E. Field quality-control reports.
- F. Sample Warranty: For special warranty.

## **1.5 CLOSEOUT SUBMITTALS**

- A. Operation and Maintenance Data: For electric, domestic-water heaters to include emergency, operation, and maintenance manuals.

## **1.6 COORDINATION**

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

## **1.7 WARRANTY**

- A. Special Warranty: Manufacturer agrees to repair or replace components of electric, 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. Commercial, Electric, Storage, Domestic-Water Heaters:
      - 1) Storage Tank: Three years.
      - 2) Controls and Other Components: Three years.

## **PART 2 - PRODUCTS**

### **2.1 PERFORMANCE REQUIREMENTS**

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by an NRTL, and marked for intended location and use.
- B. ASHRAE/IES Compliance: Applicable requirements in ASHRAE/IES 90.1.
- C. ASME Compliance: 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.
- D. NSF Compliance: Fabricate and label equipment components that will be in contact with potable water to comply with NSF 61 and NSF 372.
- E. Commercial, Electric, Storage, Domestic-Water Heaters: (DWH-#)
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
    - a. A. O. Smith Corporation.
    - b. Bradford White Corporation.

- c. Lochinvar, LLC.
    - d. Or equal as approved by the Professional.
  - 2. Basis of Design: Bradford White - Commercial Electric - Brute Series - Model VR-200-36 or approved equal.
  - 3. Source Limitations: Obtain domestic-water heaters from single source from single manufacturer.
  - 4. Standard: UL 1453.
  - 5. Storage-Tank Construction: ASME-code, steel vertical arrangement.
    - a. Tappings: Factory fabricated of materials compatible with tank and piping connections. Attach tappings to tank before testing.
      - 1) NPS 2 and Smaller: Threaded ends in accordance with ASME B1.20.1.
    - b. Pressure Rating: 150 psig.
    - c. Interior Finish: Comply with NSF 61 and NSF 372 barrier materials for potable-water tank linings, including extending lining material into tappings.
  - 6. Factory-Installed, Storage-Tank Appurtenances:
    - a. Anode Rod: Replaceable magnesium.
    - b. Drain Valve: Corrosion-resistant metal with hose-end connection.
    - c. Insulation: Comply with ASHRAE/IES 90.1.
    - d. Jacket: Steel with enameled finish or high-impact composite material.
    - e. Heating Elements: Electric, screw-in or bolt-on immersion type arranged in multiples of three.
    - f. Temperature Control: Adjustable thermostat.
    - g. Safety Controls: High-temperature-limit and low-water cutoff devices or systems.
    - h. Relief Valves: ASME rated and stamped for combination temperature-and-pressure relief valves. Include one or more relief valves with total relieving capacity at least as great as heat input, and include pressure setting less than working-pressure rating of domestic-water heater. Select one relief valve with sensing element that extends into storage tank.
  - 7. Special Requirements: NSF 5 construction.
- F. Capacity and Characteristics: (Each Water Storage Heater)
- 1. Capacity: 200 gal.
  - 2. Recovery: 148 gph at 100 deg F temperature rise.
  - 3. Temperature Setting: 140 deg F.
  - 4. Power Demand: 36 kw
  - 5. Heating Elements:
    - a. Number of Elements: Two.
    - b. Kilowatts Each Element: 18.
    - c. Total Kilowatts per Unit: 36
  - 6. Electrical Characteristics:
    - a. Volts: 208 V.
    - b. Phases: Three.
    - c. Hertz: 60 Hz.

## 2.2 DOMESTIC-WATER HEATER ACCESSORIES

### A. Domestic-Water Expansion Tanks:

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:
  - a. A. O. Smith Corporation.
  - b. AMTROL, Inc.
  - c. State Industries.
  - d. Or equal as approved by the Professional.
2. Source Limitations: Obtain domestic-water expansion tanks from single source from single manufacturer.
3. Description: Steel pressure-rated tank constructed with welded joints and factory-installed, butyl-rubber diaphragm. Include air pre-charge to minimum system-operating pressure at tank.
4. 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 and NSF 372 barrier materials for potable-water tank linings, including extending finish into and through tank fittings and outlets.
  - c. Air-Charging Valve: Factory installed.
5. Capacity and Characteristics:
  - a. Working-Pressure Rating: 100 psig.
  - b. Capacity Acceptable: 30 gal. minimum.
  - c. Air Pre-charge Pressure: To match the building domestic water supply pressure to the building.

### B. Drain Pans: Corrosion-resistant metal with raised edge. 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.

### C. Piping-Type Heat Traps: Field-fabricated piping arrangement in accordance with ASHRAE/IES 90.1.

### D. Heat-Trap Fittings: ASHRAE/IES 90.1.

### E. Manifold Kits: Domestic-water-heater manufacturer's factory-fabricated inlet and outlet piping for field installation, for multiple domestic-water heater installation. Include ball-, butterfly-, or gate-type shutoff valves to isolate each domestic-water heater and calibrated balancing valves to provide balanced flow through each domestic-water heater.

1. 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."
2. Comply with requirements for balancing valves specified in Section 221119 "Domestic Water Piping Specialties."

- F. Combination Temperature-and-Pressure Relief Valves: ASME rated and stamped. Include relieving capacity at least as great as heat input, and include pressure setting less than working-pressure rating of domestic-water heater. Select relief valves with sensing element that extends into storage tank.
- G. Pressure Relief Valves: ASME rated and stamped. Include pressure setting less than working-pressure rating of domestic-water heater.
- H. Vacuum Relief Valves: ANSI Z21.22/CSA 4.4.
- I. Shock Absorbers: ASSE 1010 or PDI-WH 201, Size A water hammer arrester.

## **2.3 SOURCE QUALITY CONTROL**

- A. Factory Tests: Test and inspect domestic-water heaters specified to be ASME-code construction, in accordance with 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. Electric, domestic-water heaters will be considered defective if they do not pass tests and inspections.
- D. Prepare test and inspection reports.

## **PART 3 - EXECUTION**

### **3.1 DOMESTIC-WATER HEATER INSTALLATION**

- A. Commercial, Electric, Domestic-Water Heater Mounting: Install commercial, electric, domestic-water heaters on concrete base. Comply with requirements for concrete bases specified in Section 033000 "Cast-in-Place Concrete."
  - 1. Exception: Omit concrete bases for commercial, electric, domestic-water heaters if installation on stand, bracket, suspended platform, or directly on floor is indicated.
  - 2. Maintain manufacturer's recommended clearances.
  - 3. Arrange units so controls and devices that require servicing are accessible.
  - 4. 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.
  - 5. For supported equipment, install epoxy-coated anchor bolts that extend through concrete base and anchor into structural concrete floor.
  - 6. Place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
  - 7. Install anchor bolts to elevations required for proper attachment to supported equipment.
  - 8. Anchor domestic-water heaters to substrate.
- B. Install electric, domestic-water heaters level and plumb, in accordance with 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 combination temperature-and-pressure relief valves in top portion of storage tanks. Use relief valves with sensing elements that extend into tanks. Extend domestic-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 thermometers on outlet piping of electric, domestic-water heaters. Comply with requirements for thermometers specified in Section 220519 "Meters and Gages for Plumbing Piping."
- E. Assemble and install inlet and outlet piping manifold kits for multiple electric, domestic-water heaters. Fabricate, modify, or arrange manifolds for balanced water flow through each electric, domestic-water heater. Include shutoff valve and thermometer in each domestic-water heater inlet and outlet, and throttling valve in each electric, domestic-water heater outlet. Comply with requirements for valves specified in Section 220523.12 "Ball Valves for Plumbing Piping," Section 220523.13 and comply with requirements for thermometers specified in Section 220519 "Meters and Gages for Plumbing Piping."
- F. Install piping-type heat traps on inlet and outlet piping of electric, domestic-water heater storage tanks without integral or fitting-type heat traps.
- G. Fill electric, domestic-water heaters with water.
- H. Charge domestic-water expansion tanks with air to required system pressure.
- I. Install dielectric fittings in all locations where piping of dissimilar metals is to be joined. The wetted surface of the dielectric fitting contacted by potable water shall contain less than 0.25 percent of lead by weight.

### **3.2 PIPING CONNECTIONS**

- A. Comply with requirements for piping specified in Section 221116 "Domestic Water Piping." Drawings indicate general arrangement of piping, fittings, and specialties.
- B. Where installing piping adjacent to electric, 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. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.
- B. Perform tests and inspections with the assistance of a factory-authorized service representative.

C. Tests and Inspections:

1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
2. Operational Test: After electrical circuitry has been energized, start units to confirm proper operation.
3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

D. Electric, domestic-water heaters will be considered defective if they do not pass tests and inspections.

E. Prepare test and inspection reports.

**3.5 DEMONSTRATION**

- A. Engage a factory-authorized service representative to train Client Agency's maintenance personnel to adjust, operate, and maintain commercial, electric, domestic-water heaters. Training shall be a minimum of one hour(s).

**END OF SECTION**