



NIAGARA
REGIONAL
HOUSING



NRH Notice

NUMBER: 05-01

DATE: January 7, 2005

Mandatory
 For Information

Applicable to:

<input checked="" type="checkbox"/>	Municipal & Private Non Profit
<input checked="" type="checkbox"/>	Co-operatives
<input checked="" type="checkbox"/>	Federal Non Profits
<input checked="" type="checkbox"/>	OCHAP/CSHP
<input checked="" type="checkbox"/>	Rent Supplement

Subject: Hot Water Tanks – Anti Scalding Valve

Background

The Ontario Building Code was amended by O. Reg. 23/04 to require the maximum temperature of hot water supplied by fittings to fixtures in residential occupancies not to exceed 49 degrees Celsius in new construction and renovation work. Prior to this amendment, the code allowed water temperatures up to 60 degrees Celsius. The change is intended to reduce the danger of scalding, especially in the case of children and the elderly.

Where a hot water tank is replaced in an existing residential building, this code amendment requires that the water distribution system be upgraded to provide a hot water temperature of not more than 49 degrees Celsius at plumbing fittings such as kitchen sinks, baths, showers and lavatories. A common method of complying with this requirement is to install a mixing valve immediately downstream of the hot water tank. Responsibility for complying with this regulation rests with the homeowner and the installer.

Although mixing valves are available at plumbing supply outlets, homeowners not skilled in plumbing work may wish to hire a plumber to install the hot water heater along with the mixing valve if they own their own tank. Conversely, water tank rental utilities will install the mixing valve at the time that a rental hot water tank is replaced and will charge an additional fee for the installation.

Implementation

This Ontario Building Code requirement is effective for 2004 on the replacement and/or installation of any new hot water heater.

Housing Provider's Role

Where the provider is replacing or installing a new hot water heater in any unit, including both market and RGI, it is the provider and the installer's responsibility to ensure that the water distribution system is upgraded to provide a hot water temperature of not more than 49 degrees Celsius at plumbing fittings such as kitchen sinks, baths, showers and lavatories.

Any costs incurred by this requirement should not be passed on to the tenant/member regardless of who pays the utilities for the affected housing unit.

If you have any questions regarding this Notice, please contact your Housing Administrator.

(Original signed by Lora Beckwith)
Lora Beckwith, General Manager