Issue:

In May 2003, the zoning ordinance was revised to require a 9'-6" x 19'-0" clear space for parking (19'-0" x 19'-0" for two cars). Many residential garages are constructed to this minimum size; however the water heater has been placed within the clear parking space. What, if any, is the acceptable encroachment of a water heater into the designated parking area of a residential garage?

Interpretation:

If the water heater is placed in the corner of the garage, it will be permitted to encroach a maximum of 2'-0" x 2'-0" into the required parking space (see the attached sketch for clarification). Encroachments by the water heater in areas other than the corner of the garage will not be permitted. Protection of the water heater shall be in accordance with UPC 507.13.1 and IMC 393.4. See the following sketches for acceptable methods of protection.
UPC 507.13.1 - IMC 303.4

Appliances subject to mechanical damage shall be protected by approved barriers. Regulated appliances include: water heaters, clothes dryers, and furnaces.

Appliances subject to mechanical damage (such as in a garage) shall be at least 3 feet from a curb (min. 4” high).

OR use 3 inch min. diameter metal post(s) set 40 inches high and at least 6 inches in front of the furthest projection of the appliance.

OR construct a 40 inch high wall adjacent to the appliance and at least 6 inches beyond the furthest projection of the appliance.

OR elevate the appliance on a platform at least 30 inches high.

30 inches min.