



## RESIDENTIAL AIR CONDITIONING

These requirements apply to building permits submitted on or after January 1, 2017.

### BUILDING INSPECTION REQUIREMENTS

A planning permit is not required for an air conditioning unit. Building permits are required to install a new residential air conditioning unit and for the replacement of existing air conditioning units. Permits are required prior to installation or replacement of air conditioning units.

The following is a listing of the general requirements based on the 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Energy Efficiency Standards. This brochure is intended to provide general information, contact the Building Inspection Division for any questions or additional information.

- **Duct Air Leakage Test** - An air leakage test performed by a HERS rater may be required for ducts. At the final inspection, the HERS report completed by a HERS rater is required to be provided to the building inspector. (CEES 150.2(b)(1)(E)) A listing of [certified HERS raters](#) is on-line.
- **Condensing Unit and Heat Pump Efficiency Ratings** - Minimum efficiency ratings for a variety of units are listed in 2016 California Energy Code Tables 110.2-A - 110.2-K.
- **Disconnect** - An electrical disconnect for the unit shall be provided within sight of the unit and readily accessible (not mounted behind the unit). The main electrical panel shall be labeled with the circuit for the new equipment. (CEC 440.11, 440.14, and 408.4(A))
- **Slab or platform** - The condenser unit shall be located and secured to a minimum 3 inch thick slab or approved platform. (CMC 1105.2)
- **Receptacle** - Provide a 15 or 20 amp receptacle at an accessible location within 25 feet of the condenser unit. If located outside, the receptacle shall be GFCI protected, weather-resistant, and in a weatherproof cover (bubble cover). (CEC 210.8, 210.63, and 406.8).
- **Condensate Drainage** - The condensate line shall drain through an air gap to a trapped, vented receptor, an approved dry well or landscape area or to the tail piece of a lavatory bathroom sink. (CMC 310)
- **Insulation** - Insulation on the suction line (cooling refrigerant line) shall be protected from physical damage or ultraviolet deterioration by suitable means. (CEES 150.0(j)3)
- **Refrigerant Port Protection** - The refrigerant circuit access port shall be protected from unauthorized access with a locking-type tamper resistant cap. (CMC 1105.11)
- **Clearance to Clothes Dryer Vent** - When located outdoors, the condensing unit shall be a minimum of five feet from the termination of a clothes dryer vent. (CEES 150.0(h)3(A))

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#### PERMIT PROCESS

##### **Building Permit Review**

1. [Building permit applications](#) are available on-line or by fax or email [www.cccounty.us/apc](http://www.cccounty.us/apc). A permit can also be obtained at the Application and Permit Center.

##### **Inspections**

2. One final inspection is required after all work has been completed. Provide a copy of the CF-3Rduct leakage test performed by a HERS rater.

##### **Building Permit Application Requirement**

- A completed Building Permit Application [www.cccounty.us/apc](http://www.cccounty.us/apc).

Contra Costa County Department of Conservation and Development

Application and Permit Center-30 Muir Rd., Martinez, CA 94553 - 925-674-7200, FAX 925-674-7244

Building and Planning Staff are available 8:00 a.m. to 5:00 p.m. Monday thru Thursday and 7:30 a.m. to 4:00 p.m. on Friday

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