

HVAC Contractor Guidelines "hand out"

Currently under the 2012 International Mechanical and Energy Code

Remember being a responsible licensed contractor, you as well as the Inspector have a responsibility to meet minimum standards. When you pull a permit and work on the equipment it now becomes our responsibility to meet such standards.

When is a permit required? New construction, addition, any time there is a complete change out or a partial equipment change out such as replacing a condenser / air handler, a coil or a compressor anything less such as motors and controls etc. will be considered maintenance.

When do I call for inspection? When pulling a permit let the Inspection Clerk know when you plan on doing the work. Try and coordinate your inspections so that a repairman can be present at the job site, especially if inspection is inside a residence or structure. This can be a win - win and may save a comeback and a re-inspection fee. It is recommended to call in early say 80% even if the unit is not charged yet, as long as the equipment is set, sealed, condensate drains in place, safety's such as float switch, and if it is a gas unit need flu venting, and gas line in place.

What will the inspector be looking for?

Equipment properly installed and anchored such as the condenser tie downs.

VERY IMPORTANT if the property is located in a **FLOOD ZONE ALL EQUIPMENT MUST BE LOCATED NO LOWER THAN THE FINISHED FLOOR OF THE STRUCTURE!** It is a good practice to put all equipment at finished floor height regardless of its location.

Properly sealed units, boxes, ducts and intake air.

The intake air must be properly sized and clear of electrical and plumbing can not to be used for a chase.

Safety Pan Float switches are required!

Condensate drains and pans – safety pans will have a float switch in the pan! The pan will be properly located under any part of unit at risk for dripping with a properly terminated in site drain line, primary drains must be insulated with ¾ inch running trap or meet manufactures specifications for proper back pressure but cannot be tied into a sewer vent line without a 1 1/2 inch minimum trap size (or equivalent) it can be to a wet trap or a gravel pit will be acceptable. All the atmosphere condensate drain line openings must be above the highest condensate safety switch.

All hot attic installations require R-8 ducts minimum. R-6 acceptable for enclosed chases or climate controlled areas like foam insulated attics.

Gas furnaces if applicable - Proper gas line sizing and must be hard piped through wall of cabinet. Proper flu venting, properly sized, strapped and 1" clearance from wood or combustibles to include proper termination point and all clearance rules from windows, doors, intakes etc. must be met and have a class B cap.

All gas appliances must have adequate combustible and fresh air supply.

Accessibility minimums - 30' X 30" working platform 24" walking surface with 30"X 22" minimum opening,

Electrical – No Aluminum Wire be properly sized, strapped, clamped and must have means of disconnect in sight.