



COMMUNITY DEVELOPMENT DEPARTMENT • BUILDING INSPECTION DIVISION
500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540
PHONE 650-903-6313 • FAX 650-962-8501

AIR CONDITIONING UNITS INSTALLATION FOR ONE-TO-TWO FAMILY DWELLINGS

SUBMITTAL REQUIREMENTS

A permit is required to install a new and the replacement of existing air conditioning units. Permit shall be obtained prior to the start of the work.

Provide three (3) sets of plans **wet-signed** by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans shall be on a minimum size of 11" x 17" and **must be legible** to facilitate digital imaging as permanent record for the project after completion.

Exterior modifications to buildings require Planning review and approval prior to submittal to the Building Division.

Homeowners Association approval required if the property is overseen by an HOA, and the scope of work is in the common area, exterior of a building or includes the alteration of walls. Provide a letter of authorization, signed by the HOA, which included contact information of document author.

The following is a listing of the general requirements based on the 2016 California Codes & Mountain View Municipal Code. This brochure is intended to provide general information, if you have questions please contact the Building Inspection Division at (650) 903-6313.

BASIC CODE REQUIREMENTS

- Show on the plans a complete and clear scope of work.
(include the model equipment and specify the decibels level on the plans -specs).
- The installation of the air conditioning unit shall follow the manufacturer's installation instructions (CRC R106.1.2).
- Show on the plans the location and size of the electrical meter.
- An electrical disconnect for the unit shall be provided within sight of the unit and readily accessible. The main electrical panel shall be labeled with the circuit for the new equipment (CEC 408.4(A), 440.11 and 440.14).
- Provide a 15 or 20 amp receptacle outlet at an accessible location within 25 feet of the condenser unit. If located outside, the receptacle shall be GFCI protected, water-resistant, and in a weatherproof cover (CEC 210.63, 210.8 and 406.9).
- The condenser unit shall be located and anchorage to a minimum 3 inch thick slab or approved platform (CMC 1105.2).
- The condensate drainage line shall drain to a landscaped area or to the tail piece of a sanitary sewer line (CMC 310.1, 310.5, 310.6, 1105.7).

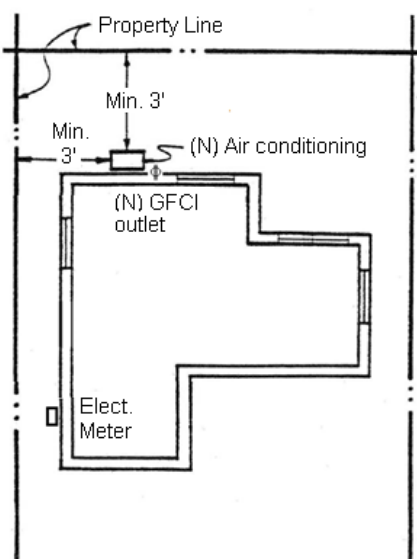
- The refrigerant port protection circuit access located outdoor shall be protected from unauthorized access with a locking-type tamper resistant cap (CMC 1105.11).
- In all climate zone, when a space-conditioning system is altered by the installation or replacement of space-conditioning system equipment (outdoor condensing unit, split system A/C, heat pump or cooling or heating coil) a Duct Air Leakage Test - An air leakage test, performed by a HERS rater, is required for existing ducts (CEnerC 150.2(b)(1)(E)).

Exceptions:

1. Duct systems that are documented to have been previously sealed as confirmed through field verification in accordance with Residential Appendix Table RA3.1-2.
2. Duct system with less than 40 linear feet as determined by visual inspection.
3. Existing duct system constructed, insulated or sealed with asbestos.

If Duct Air Leakage Test, the HERS report completed by a HERS rater is required to be provided to the building inspector at the final inspection.

- Condensing units for a single-package air conditioner up to 45,000 Btu/h shall have a minimum Seasonal Energy Efficiency Rating of 14 (SEER) and an Energy Efficient Ratio of 12.2 (EER) (2016 Building Energy Efficiency Standards).
- Insulation on the suction line (cooling refrigerant line) shall be protected from physical damage or ultraviolet deterioration by an aluminum or metal shroud, paint, plastic cover, or ultraviolet resistant tape (CEnerC 150.0(m)9).
- Clearance to Clothes Dryer Vent - When located outdoors, the condensing unit shall be a minimum of five feet clearance from the termination of a clothes dryer vent (CEnerC 150.0(h)3(A)).
- All air conditioning units must meet the noise level standards of Mountain View Municipal Code Ordinance 11.81: Noise shall not exceed 50 dBA during the hours of 10:00 p.m. to 7:00 a.m. and 55 dBA during 7:00 a.m. to 10:00 p.m. measured at any location on any receiving residentially used property.



**EXAMPLE
SITE PLAN**

OTHER RELATED HANDOUTS

Smoke Detector requirements
 Self-Certification ~ Smoke and Carbon Detectors
 Carbon Monoxide Detector req.
 AGFI & GFCI guide