



CITY OF MONTE SERENO

18041 SARATOGA-LOS GATOS ROAD, MONTE SERENO, CA 95030
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RESIDENTIAL AIR CONDITIONING UNITS

PLANNING DEPARTMENT REQUIREMENTS

No planning permit is required for air conditioning units. The standards listed below are verified through the building permit process.

Setback Requirements

The condenser unit shall meet the zoning district setbacks for the property. The following table shows the setbacks requirements for noted zoning districts (note air conditioning units are not allowed in the front yard):

Zoning District	Side Yard	Side Corner (Corner Lot)	Rear Yard
R-1-8	6 feet	15.5 feet	6 feet
R-1-20	6 feet	22.5 feet	6 feet
R-1-44	6 feet	25 feet	10 feet

Screening Requirements

All air conditioning units must be screened from view from the street or public right-of-way.

BUILDING DEPARTMENT REQUIREMENTS

A building permit is 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.

Following is a listing of the general requirements based on the 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and 2022 California Energy Efficiency Standards. This brochure is intended to provide general information, contact the Building Department for any questions or additional information.

- **Duct Air Leakage Test** - An air leakage test, performed by a HERS rater, is required for existing 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 at the California Energy Commission website.
- **Condensing Unit Efficiency** –Condensing units rated up to 45,000 Btu/h shall have a minimum efficiency rating of 14 SEER and 12.2 EER.
- **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 exception 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, water-resistant, and in a weatherproof cover (bubble cover). (CEC 210.8, and 406.9).
- **Condensate Drainage** - The condensate line shall drain to a landscaped area or to the tail piece of a sanitary sewer line. (CMC 310.1, 310.6, 1105.7)
- **Insulation** - 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. (CEES 150.0(m)9)
- **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))

Smoke and Carbon Monoxide Alarms (CBC 907.2.11.1, CRC R314 and R315)

Smoke alarms shall be installed on the ceiling or wall (between 4” and 12” of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each occupiable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. CO alarms are not required if there is no fuel-burning appliance or fireplace in the house and where the garage is detached from the house.

PERMIT PROCESS

Building Permit Review

1. Permit can be submitted at City Hall between 9am and 5pm Monday through Friday.

Inspections

2. One final inspection is required after all the work has been completed. Provide a copy of the HERS report (duct leakage test) performed by a HERD rater. A completed Smoke Alarm and Carbon Monoxide Alarm Certification Form shall be provided to the building inspector.

**Building Permit Application Requirements
(3 copies of each item)**

- A completed Building Permit Application
- Site plan showing the location of the property lines, existing building(s), and location of the air conditioning condenser unit with setbacks to all property lines.