



# CITY OF MONTE SERENO

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## RESIDENTIAL FURNACE REPLACEMENT

### BUILDING DIVISION REQUIREMENTS

A permit is required to replace an existing furnace and is required prior to installation. Following is a listing of general requirements based on the 2022 California Residential Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical 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.

#### Electrical Requirements

- An approved, independent means of disconnect for the electrical supply to each piece of equipment shall be provided in sight of the equipment served. [CMC 301.4, CEC 422.31, CEC 422.33(A)]
- A dedicated circuit shall be provided for the furnace. (CEC 422.12)
- A 120-volt service receptacle shall be located within 25 feet of the equipment for maintenance. The service receptacle shall not be connected on the load side of the required means of disconnect. (CMC 301.4)
- A permanent switch controlled lighting fixture shall be installed for maintenance of equipment is required and shall be accessible. Such fixture shall provide sufficient illumination to safely approach the equipment and perform the tasks for which access is provided. Control of the lighting shall be provided at the access entrance. (CEC 210.70)

#### Duct Air Leakage Test (CEES 150.2(b)(1)(E))

An air leakage test, performed by a HERS rater, is required for existing ducts when an existing furnace is replaced. The HERS report completed by a HERS rater shall be provided to the building inspector at the final inspection. A list HERS raters is available at the California Energy Commission website.

#### Furnace Equipment Efficiency (CEES 110.2(a))

Warm-air furnaces and unit heaters rated at less than 225,000 Btu/h shall have a minimum efficiency rating of 81% AFUE (Annual Fuel Utilization Efficiency).

#### Combustion Air (CMC Chapter 7)

Combustion air must be maintained as required by the California Mechanical Code.

#### Clearance from Combustible Materials (CMC 904.2)

The clear space and distance to combustible materials around the furnace shall comply with the manufacturer's installation instructions.

**Anchorage of Equipment (CMC 303.4)**

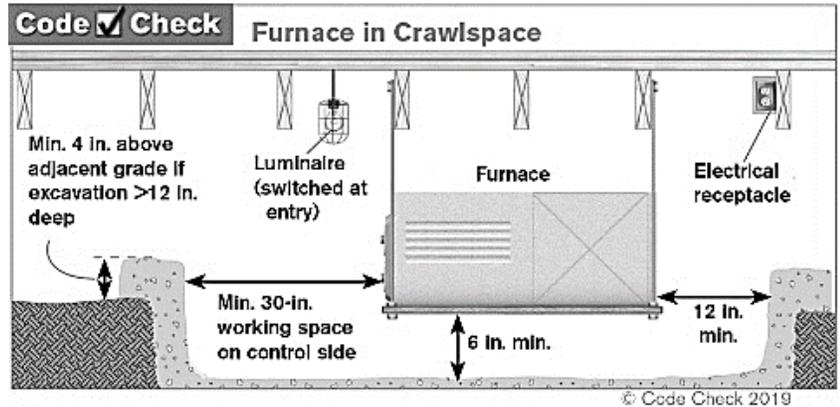
The furnace shall be properly anchored and supported to sustain vertical and horizontal loads within the stress limitations specified in the California Building Code.

**Plastic Vent Piping (CMC 802.4.1)**

Plastic pipe and fittings used to vent appliances shall be installed in accordance with the appliance manufacturer's installation instructions. When primer is required, it shall be of a contrasting color.

**Located in a Crawl Space (CRC 302.13)**

When a furnace is relocated to a crawl space, the underside of the floor joists shall be provided with a 1/2" gypsum or 5/8" wood structural panel. This is not required for the replacement of an existing furnace already located in the crawl space.



**Located in a Garage (CMC 305.1)**

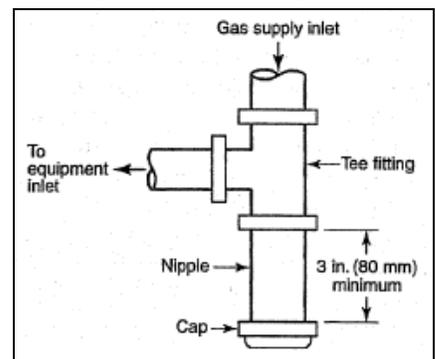
Furnaces located in a garage must be elevated so the pilot light and controls are at least 18" above the garage floor surface (unless the unit is listed as flammable vapor ignition resistant). If subject to vehicular damage, adequate barriers must be installed (e.g. 4" diameter steel pipe filled with concrete installed in a footing measuring 12" in diameter and 3' deep and a minimum of 2'-9" above the finished floor).

**Located in an Attic (CMC 304.4)**

Furnaces located in an attic area shall comply with the diagram on the following page. Additionally, if the attic and roof is conventionally framed, ceiling joist under the location of the FAU unit shall be doubled with a minimum 2X6 joists. If the attic and roof framing is a pre-fabricated engineered truss system, an engineering report (stamped and signed by a licensed engineer) shall be submitted for review and approval prior to issuance of a building permit.

**Sediment Trap (CPC 1212.9)**

A sediment trap shall be provided on the gas line downstream of the appliance shut-off valve, as close to the inlet of the equipment as practical, and upstream of the flex connector.



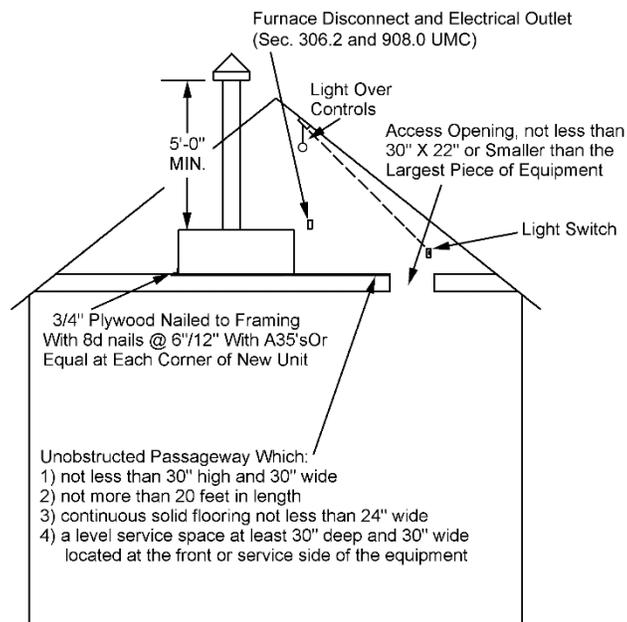
**Smoke and Carbon Monoxide Alarms (CBC 907.2.11.1, CRC 314 and 315)**

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.

**Attic Furnace Diagram**



**PERMIT PROCESS**

**Building Permit Review**

1. A permit can be obtained on-line at <https://epermits.montesereno.org/> or at City Hall between 9am and 5pm Monday through Friday.

**Inspections**

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

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

- A completed Building Permit Application
- If installed in the attic, three sets of the plans shall be provided including a floor plan of the building showing the location of the furnace and diagram above detailing the requirements.