City of Mountain View

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
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Mountain View, CA 94039-7540
650-903-6313 | MountainView.gov

AIR CONDITIONING UNITS

FOR ONE-TO-TWO FAMILY DWELLINGS

SUBMITTAL REQUIREMENTS

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

One electronic set of plans, digitally signed by the designer/architect, contractor, or homeowner responsible for preparing the plans. All plans submitted (*at minimum, include existing and new floor plans*) shall be a minimum plan size of 11" x 17" and **must be legible** to facilitate digital imaging as a permanent record after the project is completed.

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

If the property is overseen by a Homeowners Association a letter of authorization signed by the HOA, is required.

The following is a listing of the general code requirements based on the **2022** California Codes & Mountain View Municipal Code. This handout is intended to provide general information. If you have questions, please contact the Building Division at (650) 903-6313 or email us at building@mountainview.gov

BASIC CODE REQUIREMENTS

1. Plans must show a complete and clear scope of work. Include the model equipment and specify the decibel level on the plans -specs.
2. All air conditioning units must meet the noise level standards of Mountain View Municipal Code Ordinance SEC. 21.26 – Stationary Equipment noise: 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.
3. Plans must show the location and size of the electrical meter (amps).
4. The installation of the air conditioning unit shall follow the manufacturer's installation instructions and shall be available on the job site at the time of the inspection (CRC R106.1.2).
5. If the project is in the flood zone, please show compliance with the CRC Section R322.1.6 Protection for Mechanical, Plumbing and Electrical System.
6. If located outside, the receptacle shall be GFCI protected, water-resistant and in a weatherproof cover (CEC 210.8 and 406.9).
7. Provide a 15- or 20-ampered-rated receptacle outlet at an accessible location within 25 feet of the equipment (CEC 210.63). The required receptacle shall be located on the same level and (CEC 210.63(A)).
8. Every circuit for the new equipment shall be legible identified in the main electrical panel (CEC 408.4(A)).
9. An electrical disconnect for the unit shall be located within sight and readily accessible from the air-conditioning or refrigerant equipment (CEC 440.14).
10. If the existing main panel size (amps) is not sufficient to support the new electric load, the main panel shall be upgraded. Per the Mountain View City Code SEC. 8.51(C) a minimum of 200 amps service disconnect shall be required for one family dwelling and SEC. 8.51(D) a minimum of 125 amps service disconnect shall be required for other than one family dwelling.
11. The condensate disposal shall be collected and discharged to an approved plumbing fixture or disposal area (landscape). Condensate or wastewater shall not drain over a public way (CPC 814.1).
12. The compressor or the condenser unit shall be anchored to a minimum 3 inches thick concrete slab or approved platform above the adjoining ground level. An unobstructed, readily accessible opening and passageway not less than 36 inches in width and 80 inches in height shall be provided and maintained to the compressor (CMC 1105.2 and 1105.3).

Revised: 12/2/2022

13. The refrigerant port protection circuit access located outdoor shall be protected from unauthorized access with a locking-type tamper resistant cap (CMC 1105.11).

14. Installed air conditioner and heat pump outdoor condensing units shall have a clearance of at least 5 feet from the outlet (termination) of any dryer vent (CEnerC, Subchapter 7, 150.0(h)3(A)).

15. Protection of insulation. Insulation shall be protected from damage; shall be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas or plastic cover (CEnerC, Subchapter 7, 150.0(m)9).

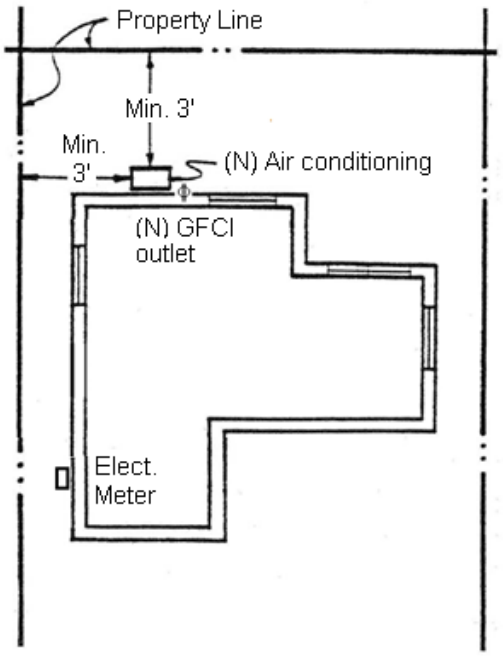
16. In all climate zones, when a space-conditioning system is altered by the installation or replacement of space-conditioning system equipment (replacement of the air handler, outdoor condensing unit of a split system air conditioner or heat pump or cooling or heating coil) a Duct Air Leakage Test - An air leakage test, performed by a HERS rater, is required for altered existing ducts (CEnerC, Subchapter 9, 150.2(b)(1)(E)).

    Exceptions:

    1. Duct systems that are documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the reference Residential Appendix Table RA3.1.
    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.

17. Minimum cooling efficiency for central air conditioners and heat pumps up to 45,000 Btu/hour shall have a minimum Seasonal Energy Efficiency Rating of 14 (SEER) and an Energy Efficient Ratio of 12.2 (EER) per table 4-6 (2022 Residential Compliance Manual).



A/C UNIT REQUIREMENTS (SITE PLAN)

OTHER RELATED HANDOUTS

- Smoke Detector & Carbon Monoxide requirements
- GFCI & AFCI requirements
- Self-Certification - Smoke & Carbon Detectors

Revised: 12/2/2022