



# City of San Dimas

## Building and Safety Division

Phone: (909) 394-6260 E-Mail: [building@sandimasca.gov](mailto:building@sandimasca.gov)

## Relocation of HVAC Equipment

Requirements for the relocation of HVAC equipment specifically moving the furnace to the attic.

- 1. Provide a site plan.**
  - a.** A site plan must show all property lines.
  - b.** Show all structures on the property and their distances to the property line.
  - c.** Show the location of the AC condenser and the distance from AC condenser to the property line.
- 2. Provide Scope of Work on plans.**
  - a.** Please provide a complete description on the plans of the scope of work.
- 3. Provide a floor plan.**
  - a.** Show the interior floor plan and label each room to its use.
  - b.** Show the location of the attic scuttle.
  - c.** Show the location where the proposed heating appliance will be located.
  - d.** Provide dimension from the attic scuttle to the heating appliance.
  - e.** Show the location of the primary and secondary condensate waste lines and their termination points.
- 4. Provide Governing Codes on plans.**
  - a.** 2025 California Residential Code
  - b.** 2025 California Plumbing Code
  - c.** 2025 California Mechanical Code
  - d.** 2025 California Electrical Code
  - e.** 2025 California Green Code
  - f.** 2025 California Energy Code
  - g.** City of San Dimas Municipal Code
- 5. Provide a framing plan.**
  - a.** Identify if the roof/ceiling framing is conventional or trusses.
    - i.** Manufactured trusses shall not be altered without stamped and signed engineering calculations and drawings. Submittal at time of plan check is required.
  - b.** Identify the size and spacing of the ceiling joists and roof rafters.
  - c.** Identify the distance of span for both ceiling joists and roof rafters.
  - d.** Show all bearing points of both ceiling joists and roof rafters (including any purlins).
  - e.** Show any proposed framing modifications:
    - i.** Show how the attic scuttle will be modified (if required) to meet the minimum size.

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- ii. Show modifications to the ceiling joist (if required).
6. Provide attic plan.
  - a. Show the light above the heating appliance.
  - b. Show the switch at the attic scuttle.
  - c. Show the disconnect for the heating appliance.
  - d. Show the required 30-inch workspace in front of the heating appliance.
  - e. Show the required 30-inch headroom space.
  - f. Show 24-inch wide walkway from the attic scuttle to the heating appliance.
  - g. Show the combustion air source and size.
  - h. Show how the appliance will be supported and braced.
7. Provide Gas Isometric Plan.
  - a. When altering a gas piping system, the information required to justify approval must be submitted.
    - i. If piping is going to be removed, please clearly indicate that no additional piping will be added and identify the existing pipe system and what section will be removed.
    - ii. If piping is going to be extended, replaced or a new branch line installed:
      1. Show the entire gas piping system, pipe sizes, lengths of each section, appliance and BTU demand at each branch, each section of pipe and the total demand on the system.
      2. The total developed length is required in addition to the length of each section of pipe.
8. Provide Notes.
  - a. The AC condenser and/or line set will not be installed in the clear workspace of the AC disconnect.
  - b. Single wall vent pipe will not be installed in concealed locations or attic spaces.
  - c. Clearance requirements around the appliance and venting system will be maintained per the manufacturer's installation instructions.
9. Provide the Energy Commission's Energy Form CF1R-ALT-04-E
10. Submit 3 copies of all plans to the Building Department for plan check. Plan check takes approximately 3 working days.