



City of San Dimas

Building and Safety Division

Phone: (909) 394-6260 E-Mail: 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 raters (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 manufactures 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.