

TOWN OF ROSS

ADDITIONAL CONDITIONS AND REQUIREMENTS FOR A RESIDENTIAL WATER HEATER OR FURNACE PERMIT

Last revised: 11/3/2020

APPLICABLE CODES AND ORDINANCES

Installation shall conform to the 2019 editions of the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, CALGreen and the California Energy Code.

Construction, demolition and the operation of miscellaneous noise sources such as vehicle back-up alarms, power saws and other similar noise sources are allowed during the following times: Monday through Fridays from 5:00AM to 5:00PM. No work is allowed on weekends or holidays observed by the town.

Town Ordinance requires address numbers at least 4" tall near the front door. If not clearly visible from the street, additional numbers are required. Owner needs to verify this before a request for an inspection.

GENERAL REQUIREMENTS

The Building Permit, Inspection Record, and Job Copy construction documents must be on site at all times and be provided to anyone requesting to see them. The blue copy of the permit must be posted so as to be visible from the street.

Gas-fired warm air furnaces and water heaters are not to be installed in a bedroom or bathroom. They may be installed in a closet in a bedroom or bathroom if the closet is equipped with a listed, gasketed door assembly and a listed self-closing device. (CPC 504.1)(CMC 904.1) Water heaters or furnaces installed in a garage must be placed on a pedestal such that the burners are at least 18" above the floor surface. Protective bollards may be required. (CPC 507.13)(CMC 308.1)

Flexible gas pipes may not pass through any wall, floor, partition or the appliance housing.

If the property is within a flood zone, the furnace and water heater may not be installed below the Design Flood Elevation as defined by FEMA. (CMC 308.2)

WATER HEATERS

Both hot and cold pipes within 5' of the water heater must be wrapped with 1" thick pipe insulation.

Provide an expansion tank if a pressure reducing valve is required on the supply line. (CPC 608.3)

Provide a pressure relief valve set at no more than 150psi with piping to an approved drain or the exterior of the building terminating not more than 2', but not less than 6", above the ground and directed downward at the end. It may not drain into a drainage pan. (CPC 608.4 & 608.5)

Provide 18" clearance in front and 6" on the sides of a water heater or use clearances listed by the manufacturer. (CMC Table 303.4)

Water heaters must be anchored or strapped to resist horizontal movement. Straps must be located within the top one-third and lower one-third of the tank. The lower strap must be at least 4" above the heater controls. (CPC 507.2)

FURNACES

Any new or replacement furnace or air conditioner installation requires the ducts to be tested for leakage by a HERS rater. The Title 24 compliance form CF-3R, must be registered with the state before a request for a final inspection.

If furnaces have ducts less than 40' in length, the ducts have asbestos or the ducts have been previously tested, they are exempt from this test. (CEC 150.2(b)(1)(D))

Duct insulation must be at least R6 for residential and R8 for commercial. (CEC Table 150.1-A)

Warm air furnaces shall be provided an access area for maintenance or repair of at least 30" in width depth and height with a platform or floor. (CMC 304.1)

Provide 6" clearance on top, back and sides or use clearances listed by the manufacturer. (CMC Table 303.4)

An opening providing service access to your furnace must be provided. This door must be large enough to allow the removal of the largest piece of the furnace or 22" by 30" minimum.

Tape used for duct connections must be designated UL 181. Rating must be written on the tape roll.

A combustion air source needs to be provided. Two openings are required: one near the top of the enclosure with at least 100 sq. in. and one within 12" of the bottom that is at least 100 sq. in.

ELECTRICAL

At least one lighting outlet must be installed in attics, under-floor space, utility rooms, or basements where a water heater or furnace is located. Switch must be close to the access panel or door. (CMC 904.10)

The pipes at the water heater must be bonded with a continuous #6 bare wire connected to the hot, cold and gas pipes. Connection clamps must be UL rated.

An electrical receptacle must be on the same level and within 25 feet of a furnace. (CMC 310)

The furnace must be on an individual branch circuit. (CEC 422-12)

Furnaces and electrical water heaters must have a means of disconnect adjacent to the appliance or within direct sight of the equipment. (CMC 310)

MINIMUM REQUIRED TOWN OF ROSS INSPECTIONS:

1) Rough electrical, plumbing, mechanical - after all rough electrical, plumbing, and mechanical is complete. This inspection is only required if an item is to be covered and not visible at a final inspection.

1) Final inspection - after all work is complete.