



City of Santa Monica Building and Safety Division

FAU Changeout Checklist

This is to be used as a general checklist; it is not inclusive of all code requirements and inspection criteria.

Per California Mechanical Code (CMC)

- All equipment to be U.L. listed or equivalent. [CMC 302.1]
- Installers shall leave manufacturers installation instructions at equipment. [CMC 303.1]
- Equipment which has a flame, generates a spark, or has a glowing device shall be elevated at least 18 inches above floor. [CMC 307.1] (garages only)
- Fuel burning equipment shall not be installed in a bathroom, closet, bedroom or room readily usable as a bedroom. [CMC 904.] Exception #1 May be in closet located in bedroom & bathroom, but must have a listed gasketed door assembly with all of the combustion air taken from outdoors. Exception #2 Direct vent type appliance.
- Access opening to be large enough to remove largest piece of equipment, but at least 22in. x 30in. Roof top shall have inside means of access to the roof through a minimum 22in X 24in scuttle or trap door when the building is more than 15' in height. Units and or access closer than 10' to the edge of the roof shall require guards to 42" in height. Units on the roof shall have a service receptacle (GFCI) located on the roof adjacent to the equipment and switched light at access. [CMC 304.0 & 904.10]
- Access to equipment along an unobstructed passageway which: a) Large enough to remove equipment, minimum 30in.x30in. b) Not more than 20 ft. long at center line of passageway and continuous solid flooring not less than 24in. wide [CMC 904.11.1]
- A level service space at least 30 in. deep and 30in. wide and 30" high located at the service side of equipment. [CMC 904.11.4]
- Equipment shall be supported by substantial bases or hangers to accommodate both vertical and *lateral loads*. [CMC 303.4]
- Primary condensate to terminate to a plumbing fixture tailpiece, secondary condensate to a readily observed (or other approved) location. [CMC 309.1]
- Warm-air furnaces within compartments or alcoves shall have a minimum working space clearance of 3in. along the sides, back and top with a total width of the enclosed space at least 12 inches wider than the furnace. [CMC 903.3] (See the manufacturers installation instructions)
- Listed, heat producing equipment shall be installed in such a manner as to maintain the required clearances to combustible construction specified in the listing. [CMC 303.1]
- Listed 'B' vent minimum 1in. clearance to combustibles. [As per Manufacturers Installation Instructions]
- The net free area of openings, ducts or plenums supplying combustion air to an area containing a fuel –burning appliances shall be as specified in table [CMC 701.1]
- Fuel gas connector listed and approved for location per ANSI Z21.24 [CMC 1312.1]
- Appliance connector shall not be concealed within or extended through a wall, floor or partition and shall not extend through an appliance housing or casing. [CMC 1312.3]
- Gas shutoff valve required immediately prior to appliance connector.
- Hardwired disconnect within sight of the unit on a dedicated circuit. [CEC 422.12]
- Service receptacle within twenty-five feet on same level. [CEC 210.6]