



City of Santa Monica Building and Safety Division

FAU Changeout Guide

This list is to be used as a general guide.

It is not inclusive of all code requirements and inspection criteria.

**Per California Mechanical (CMC) and Electric Codes (CEC)
California Codes Available at www.bsc.ca.gov**

- All equipment and materials to be listed or labeled by a Nationally Recognized Testing Laboratory (such as U.L. or E.T.I.). [CMC 302.1]
- Installers shall leave manufacturers installation instructions at equipment. [CMC 303.1]
- Closet/alcove FAU installations require units listed for such locations per 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 in garages. [CMC 305.1]
- Fuel burning equipment installed in a bathroom, closet, bedroom or room readily usable as a bedroom shall comply with CMC 904. May be in a dedicated closet located in bedroom or bathroom, must have a listed gasketed self-closing door assembly with all of the combustion air taken from outdoors or be a listed direct vent type appliance.
- Roof top units shall have inside means of access to the roof through a minimum 22" X 24" scuttle or trap door when the building is more than 15' in height. Units and/ or access scuttle closer than 10' to the edge of the roof require guards 42" in height. Service receptacle (GFCI) located on the roof adjacent to the equipment and readily accessible disconnect within sight of equipment. [CMC 304.3]
- Units in attic or sub-floor spaces shall have access openings large enough to remove largest piece of equipment, but at least 22" x 30". Access to equipment along an unobstructed passageway not more than 20 feet long (if less than 6' high) with continuous solid flooring not less than 24" wide. A 120V receptacle and light fixture shall be installed near the appliance. The switch controlling the light fixture shall be located at the entrance to the access. [CMC 304.4]
- Level service space at least 30" X 30" at the service side of equipment. [CMC 904.10]
- Equipment supported and secured in place to accommodate both vertical and lateral loads. [CMC 303.4]
- Primary condensate to terminate in a plumbing fixture tailpiece (or other approved location), secondary condensate to a readily observable location. [CMC 312]
- Installation clearances per manufacturer's installation instructions which must be available or attached to unit. [CMC 303.1 & 904.2]
- Listed 'B' vent installation, clearances and termination per CMC 802.6.
- 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 CMC 701.1.
- Fuel gas connector listed and approved for location per CSA Z21.24. [CMC 1313.1]
- 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 1313.2.2]
- Gas shutoff valve required immediately prior to appliance connector. [CMC 1313.4]
- Hardwired disconnect within sight of the unit on a dedicated circuit. [CMC 303.8.5]
- Equipment on roof require grounding type receptacle outlet adjacent to the equipment. CMC 303.8.4(2)
- Title 24 compliance form(s) CF2R due at final, CF1R due at permit issue/plan check.