



Air Conditioning Inspection Checklist

This list comprises some of the most common code violations when installing an AC unit. It does not address every possible violation, nor is it intended as an instruction manual.

Electrical AC Add on Requirements

- If existing service is 100 amps or less, provide load calculations per *NEC 220-31. If load calculations are needed they must be complete and available for the inspector at the time of the inspection.
- Disconnect required with sight of condensing unit.
- Cables or raceways must be supported; not permitted to lay on ground under house.
- AC circuit must be in cable or raceway, open conductors not permitted.
- If condensate pump is necessary, provide receptacle adjacent to pump.
- Clearance in front of AC condensing unit disconnect must be 30 inches wide by 36 inches deep.
- Furnace not to be cord and plug connected.

*1999 National Electrical Code

Note: Both electrical and mechanical permits are required for an AC installation.

Mechanical A/C Add on Requirements

- When AC coil is located in air-discharge duct of furnace; ducts must be made airtight.
- Primary condensate drainage must be piped to an approved point of discharge, such as a dry well. Secondary drain piped to visible point of discharge.
- Condensate drains must be 3/4" pipe minimum and sloped 1/8" per foot.
- Dry well constructed to City of San Jose standards, placed in an approved location.
 - Minimum size 2'x2'x2' and 3' away from building.
 - Drywell filled with 1" clean drain rock.
 - Top of drywell covered with protective silt barrier.
 - 1-1/2" drain into well with air break to drain.
- Pumped condensate allowed only when gravity drainage is not possible. Pumped section to be vertical, as short as possible, to a point where gravity drainage is possible.
- Condensing unit must be on a pad at least 3 inches above grade.
- Line sets properly insulated, supported and fire wall penetrations adequately sealed.
- AC condensing units designed to be anchored in place by manufacturer shall be so anchored.
- Manufacturer required clearances shall be maintained.

- Manufacturer's installation instructions for the AC system shall be left on site for the inspector.

Location Requirements

- Condensing units must be located in an approved location (check zoning and planned development requirements).
<http://www.ci.san-jose.ca.us/planning>
- Condensing units can not be located in required side yards, or within 5' of property lines.