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REQUIREMENTS for RESIDENTIAL FURNACES

PLEASE NOTE:

The following information, based on the 2019 California Mechanical Code, is of a general nature, and is not intended to address every aspect of residential HVAC appliances. Please consult the 2019 California Mechanical, Energy, and Residential Codes for the specific details and requirements of residential HVAC.

- A Permit is required for all furnace replacements.
- Except as otherwise provided in the code, the installation of appliances regulated by this code shall conform to the conditions of listing. The appliance installer shall leave the manufacturer's installation and operating instructions attached to the appliance. Clearances of listed appliances from combustible materials shall be as specified in the listing or on the rating plate.
- In buildings of unusually tight construction all combustion air must be obtained from outside of building (nearly all modern homes).
- Access opening shall not be less than the largest component of the appliance and a minimum of 22" X 30".
- Non-upright underfloor furnaces, when supported by the ground, shall be installed on a concrete slab not less than 3" above the adjoining ground level; and, for appliances installed in underfloor or attic spaces, must have a level working platform or grade surface not less than 30" by 30" provided in front of the service side of the appliance. If in a floodplain, the entire crawl area shall provide minimum 12" clearance between the bottom of the furnace and the ground.
- Where the height of the passageway is less than 6', the distance from the passageway access to the appliance shall not exceed 20' measured along the centerline of the passageway for both attics and underfloor spaces.
- An upright furnace may be installed in an attic, furred space, or underfloor space more than 5' in height, provided the required listings and furnace and duct clearances are observed. Horizontal furnaces may be installed in an attic, furred space, or underfloor space provided the required listings and furnace and duct clearances are observed.
- Attic and under floor furnace locations shall be provided with an electric outlet and lighting fixture at or near the furnace. A switch adjacent to the attic or underfloor opening must control the light.
- Note that if furnace is installed in a garage or compartment accessed from garage and generates a spark, glow or flame, it shall be elevated a minimum of 18" above the floor to point of ignition unless listed as flammable vapor ignition resistant.
- All furnaces installed where they may be subject to mechanical damage shall be installed behind adequate barriers.
- Any new ducts must be insulated minimum R-6 and sealed (no HERS verification required unless replacing more than 40 linear feet of duct).
- A setback thermostat must be installed.

NOTE: Smoke and carbon monoxide alarms shall be provided as per the City of Mill Valley Smoke/Carbon Monoxide Alarm handout.