

HVAC CHANGE-OUT (Residential Split-system)

1. Fuel-fired appliances shall not be located in a bedroom, bathroom or storage closet.
Exceptions:
 - a. Direct vent appliance
 - b. Dedicated enclosure or closet complying with a gasketed, self-closing door and exterior combustion air requirements.
2. The air handler/furnace must have the required clear space/access whether in the attic, a closet or in the garage which is a minimum 30" x 30" in front of the control side. If the furnace is located in a closet refer to the installation instructions to determine minimum clearances on all sides of the furnace. The IMC requires minimum 3" on sides and back with the total enclosure being 12" wider than the unit and 6" clearance in front of the unit.
3. If the furnace is installed in a garage the burners shall be 18" above the floor.
4. Furnaces installed in an attic shall be provided with an opening large enough for removal. The minimum attic access opening shall be 20" x 30". A passageway minimum 30" high, 22" wide and no more than 20' long and continuous solid flooring not less than 24" wide shall be provided to the unit. A switched light and receptacle are required in the attic.
5. Comply with combustion air requirements if installed in a confined space.
6. Drainage pan, primary and secondary/overflow condensate drain is required if installed in an attic. Minimum 3/4" condensate drain and separate overflow with 1/8" per foot slope.
7. Vent connector may be single wall. Once the vent passes through ceiling or attic it must be transitioned to a "B" vent. See manufacturer's instructions for condensing or direct vent appliances.
8. Minimum vent termination 12" above roof. See code for vent termination height requirements based on roof pitch.
9. Refer to code for vent offsets.
10. Sediment trap on fuel line shall be installed downstream of the appliance shutoff valve.
11. Equipment and appliances supported by the ground shall be level and firmly supported on a concrete slab or other approved material extending not less than 3 inches above the adjoining ground.
12. Clear space shall be provided around the outdoor condensing/compressor unit per the manufacturer's instructions
13. An electrical disconnect shall be provided at the unit.
14. The circuit protection either circuit breaker or fuses shall be consistent with the equipment requirements found on the name plate.
15. The refrigerant line set shall be provided with locking-type, tamper-resistant access ports.

Note: This list is based on IRC requirements, refer to UMC if those codes are enforced in your jurisdiction. This is not a complete list of all HVAC installation requirements. Refer to appropriate building, mechanical and energy codes for all requirements and for additional detail.