

HVAC & Water Heater Guidelines

*****AT THE COMPLETION OF THE JOB, A CERTIFICATE IS SENT VIA EMAIL ONLY.
INCLUDE AN EMAIL ADDRESS FOR BOTH THE PROPERTY OWNER & CONTRACTOR*****

A Construction Permit is required for the installation or replacement of Water Heaters, Boilers, Furnaces, and Air Conditioning systems, etc.

UCC FORMS PRINTED FROM THE INTERNET OR COPIES OF UCC FORMS SHALL BE SUBMITTED SIGNED & SEALED AS REQUIRED. UCC FORMS SHALL BE LEGIBLE AND NOT HAVE OFFICE ONLY SECTIONS BLACKED OUT, AND UCC FORMS SHALL BE PRINTED IN THE CORRECT PORTRAIT OR LANDSCAPE FORMAT

2021 National Standard Plumbing Code

10.15.7 Thermal Expansion Control

Where a water pressure regulator (with or without an internal thermal expansion bypass), a backflow prevention device, or a check valve is installed in the supply to water heating equipment such that a closed system is created, a device for controlling thermal expansion shall be provided.

EXCEPTION: Instantaneous water heaters.

2021 International Mechanical Code/ 2021 International Residential Code

IMC 307.2.3 or IRC M1411.3.1 Auxiliary & Secondary Drain Systems

In addition to the requirements of Section 307.2.1 or M1411.3, where damage to any building components could occur as a result of overflow from the *equipment* primary condensate removal system, one of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired *appliance* that produces condensate:

1. An auxiliary drain pan with a separate drain shall be provided under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1¹/₂ inches (38 mm), shall not be less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage). Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan provided with the *equipment*. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.
3. An auxiliary drain pan without a separate drain line shall be provided under the coils on which condensate will occur. Such pan shall be equipped with a water-level detection device conforming to UL 508 that will shut off the *equipment* served prior to overflow of the pan. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.
4. A water-level detection device conforming to UL 508 shall be provided that will shut off the *equipment* served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line, or in the equipment-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

Exception: Fuel-fired appliances that automatically shut down operation in the event of a stoppage in the condensate drainage system.

IMC 1101.10 or IRC M1411.9 Locking Access Port Caps

Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

Inspections

Upon completion inspections are required for all new or replacement installations. To schedule call 908-204-3172, M-F 7:30am – 3pm or [online](#).

*If the Mechanical equipment is installed in an area with limited access IE: Crawl Space, Attic with No Stairs. Please contact the inspector to discuss inspection procedures. **Electrical Inspection:** 908-204-3025 and **Plumbing/Mechanical Inspection:** 908-204-3154*