



**City of San Mateo**  
Building Division  
330 W 20<sup>th</sup> Ave  
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[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

## **AC Replacement Guide**

Revised 10/25/2019

### **GENERAL**

The purpose of this guide is to clarify the minimum building and municipal code requirements for a replacement of an existing residential air conditioning unit. The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

### **ITEMS REQUIRED FOR PERMIT:**

- Provide three (3) sets of a site plan which includes the following information:
  - Show on the plans a complete Scope of Work (include the equipment model #, capacity/BTU rating, maximum overcurrent device amps and specify the decibel level on the plans).
  - Show house layout and location of existing A/C unit to be replaced. Specify the distance from A/C unit to property lines - minimum 3' clearance.
  - Show location of electrical service panel & location of A/C unit disconnect.
  - Show location of condensate line.
  - Indicate if the unit will use existing furnace duct work or will require new duct work to be installed.
  
- Provide two copies of the manufacturer's specifications.

### **INSTALLATION REQUIREMENTS**

- Provide a minimum 3" slab underneath condenser and attach unit to the slab (show anchorage details).
- When the AC condenser is installed in a side yard location, it must allow for a clear 3-foot path of travel (between condenser and property line).
- Existing unit location must not block any required Egress, Emergency Escape or Rescue Opening Elements required per California Residential Code (CRC) Sections R310 & R311.

## ENERGY REQUIREMENTS:

- When located outdoors provide minimum 5' distance from the condensing unit to the termination of a clothes dryer vent (California Energy Code Section 150.0(h)3(A)).
- Title 24 Energy Compliance Reports:
  - o The energy docs should be electronically submitted to the energy commission as required by the CA Energy Code:

## NOISE LEVEL REQUIREMENTS BY San Mateo Municipal Code (SMMC):

Please reference the full version of SMMC available on the official City Website [www.cityofsanmateo.org](http://www.cityofsanmateo.org).

Chapter 7 of the SMMC section [7.30.040](#) MAXIMUM PERMISSIBLE SOUND LEVELS.

- It is unlawful for any person to operate or cause to be operated any source of sound at any location within the City or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property to exceed decibel levels: as listed in this ordinance in accordance with the zones, areas and times listed.
- If the air conditioning unit is later determined by the City to exceed the limits of the noise ordinance, it must be relocated, replaced, or otherwise modified to achieve compliance with the noise ordinance.