



Building and Safety Division
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Q & A

Air Conditioning replacement requirements

The California Mechanical Code details the requirements for work done to Heating, Ventilation and Air Conditioning systems. Below is a list of the requirements:

If I myself or a service company replaces all or part of my air conditioning system is a building permit required?

Yes, code states:

CMC 112.0 PERMITS REQUIRED

“No mechanical system regulated by this code shall be installed, altered, repaired, replaced, or remodeled unless a separate mechanical permit for each separate building or structure has first been obtained.

Once the work is completed who is responsible for requesting the inspection?

The person doing the work:

CMC 116.4 INSPECTION REQUESTS

It shall be the duty of the person doing the work authorized by a permit to notify the Authority Having Jurisdiction that such work is ready for inspection. The request for inspection must be filed at least on working day before such inspection is desired.

My air-conditioning unit is on the roof, who is responsible for providing a ladder?

The person requesting the inspection:

CMC 116.4 ACCESS

It shall be the duty of the person requesting inspections required by this code to provide access and means for inspection of such work.

The permit applicant is responsible for the following:

- Calling in the request,
- Providing access to the property.
- Providing access to the equipment which includes providing a ladder if the equipment is on the roof.
- Regardless of who makes the request it is the responsibility of the permit applicant.

