

Fremont

Building Official

Code Enforcement

Building Inspector
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Mechanical

All portions of air distribution systems; all portions of cold and heat ducts require insulation when in unconditioned or semi-conditioned spaces. Ducts installed in attic areas, walkup attics outside of the insulated envelope, basements areas, all require insulation applied to the duct work.

Ducts located in any exterior wall stud cavities are required to have insulation between the duct and the outside. This is to be accomplished with faced rigid sheet foam insulation.

Wall area between an unconditioned garage and a conditioned space is considered an exterior wall and requires appropriate insulating levels.

Corrugated Stainless Steel Tubing (CSST) must utilize required manufacture specified accessories for all nail plates, terminations, couplings, etc. No mixed supplier materials are allowed. The use of a manifold at the point of entry for distribution is the preferred/required means of routing. This manifold should have a drip/sediment tee. Individual shut-offs for each "home-run" are also preferred. CSST will only be allowed when installed with regard to the highest level of workmanship – no unnecessary couplings and no "short-ends" are allowed.

Condensate drains are to be installed per manufacturer's specifications.

HVAC units installed in attics must have appropriate access openings and walkways provided. The minimum size of opening must be such so as to provide unobstructed removal of the equipment or a minimum of 30 inches by 22 inches wide. The passageway or walkway to the HVAC unit must be provided with a minimum of a 24 inches wide access platform. A minimum of a 30 inches wide service area is to be provided at the unit. A lighting outlet controlled by a switch located at the access entrance is to be provided. A receptacle is to be provided at or near the unit to accommodate servicing.

Product labels (manufacturing instructions) must be provided to the inspector for all vent piping. Label must clearly defining product clearance requirements.

Dryer exhausts are to be of rigid metal duct, no screws, and properly sealed with compliant rated tape. Flexible transition duct is limited to eight feet and must not be concealed within any construction. A dryer exhaust duct is to be installed in all new construction.

Bathroom exhaust ducts installed in concealed areas must be of rated material for concealed locations (UL181 rated) and must provide for unrestricted flat or pitched flow to the outside walls with proper termination. Slope must provide for drainage of all moisture so as not to "trap" any water or condensation. No "S" loops in the exhaust duct are permitted.

All mechanical installations must maintain fire rated protection for all penetrations.

Notches are not to be made in the middle one-third span of structural joists, rafters, and beams.

See also published "Notice" – regarding minimum snow height clearances required for all horizontal venting; this provides for a minimum of 18-24" of snow accumulation in addition to the required 12" from grade for all clearances.