



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 PO Box 1609, Mammoth Lakes, CA 93546
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RESIDENTIAL AIR CONDITIONING CHECKLIST

- Building Permit Application – Completed and signed
- Manufacturer Installation Manual and specifications
- Site Plan (form provided below) showing the AC unit location, slab or platform, and applicable setbacks (not required for replacement of existing AC unit or a unit located within an existing structure)
- Approval from the Homeowner’s Association (not required for single-family residences)

Setbacks – Minimum (Table 17.20.030)					
Yard	Proposed	Rural Residential (RR)	Single Family (RSF)	Multiple Family (RMF-1)	Multiple Family (RMF-2)
Front yard		25'	20'	20'	25'
Side yard		10'	10'	10'	10'
Rear yard		20'	10'	10'	20'
Street side yard		20'	20'	20'	20'
Distance from the top of creek bank		50'	50'	50'	50'

The above submittal requirements apply for permanently installed air conditioning units. Portable air conditioning units do not require a permit, but permanently installed components such as electrical receptacles do require a permit.

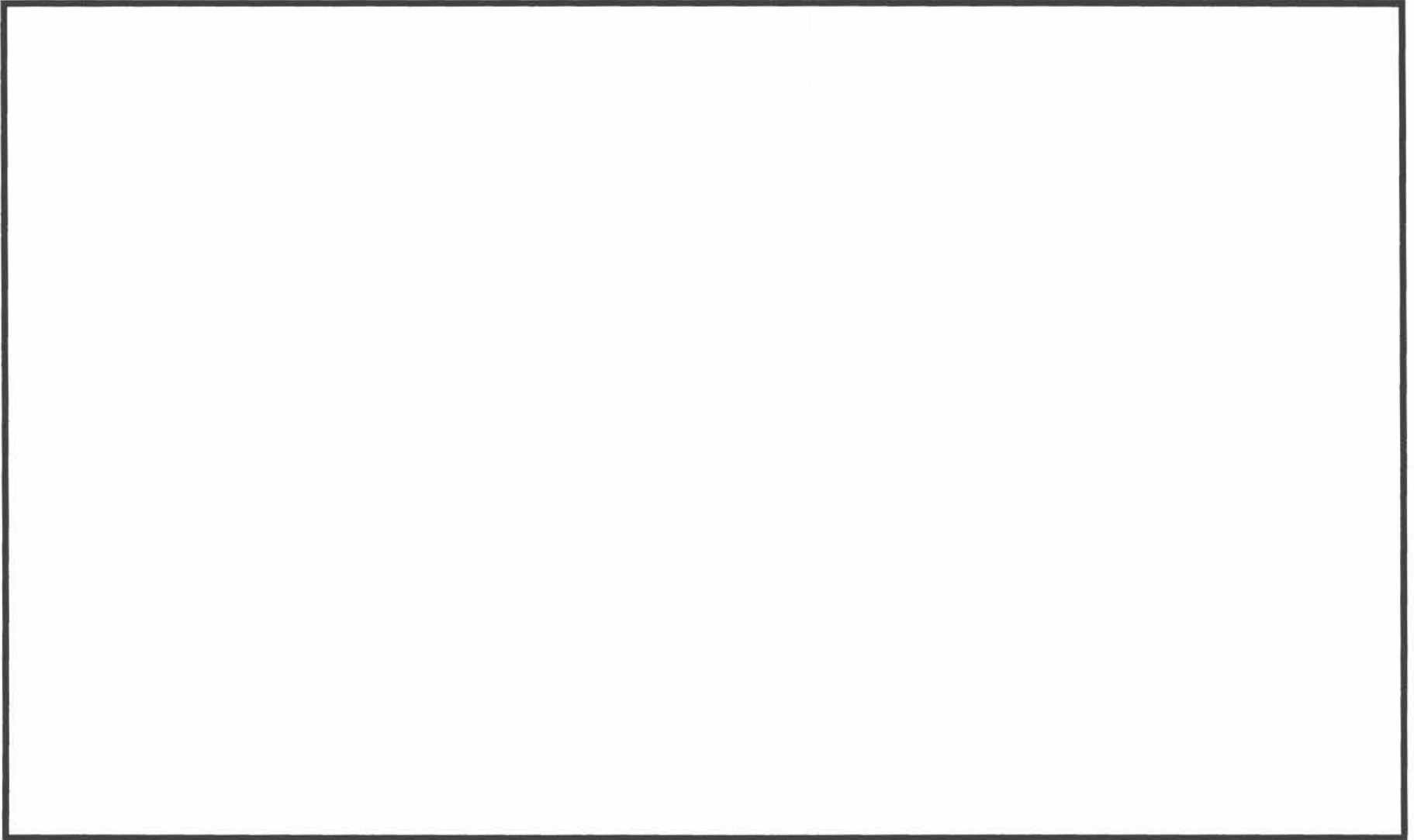
Please contact the Town of Mammoth Lakes Building Division at (760) 965-3632 or (760) 965-3635. Email us at buildingtech@townofmammothlakes.ca.gov or tperry@townofmammothlakes.ca.gov for additional information.

The following is a listing of the general requirements based on the 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and the 2019 California Energy Efficiency Standards. This is intended to provide general information. Contact the Building Division for any questions or additional information.

- Duct Air Leakage Test – An air leakage test performed by a HERS rater may be required for ducts. At the final inspection, the HERS report completed by a HERS rater is required to be provided to the building inspector. (CEES 150.2(b)(1)(E))
- Condensing Unit and Heat Pump Efficiency Ratings – Minimum efficiency ratings for a variety of units are listed in 2019 California Energy Code Tables 110.2-A – 110.2-K.
- Disconnect – An electrical disconnect for the unit shall be provided within sight of the unit and readily accessible (not mounted behind the unit). The main electrical panel shall be labeled with the circuit for the new equipment. (CEC 440.11, 440.14, and 408.4(A))
- Slab or platform – The condenser unit shall be located and secured to a minimum 3-inch thick slab or approved platform. (CMC 1105.2)
- Receptacle – Provide a 15 or 20 amp receptacle at an accessible location within 25 feet of the condenser unit. If located outside, the receptacle shall be GFCI protected, weather-resistant, and in a weatherproof cover (bubble cover). (CEC 210.8, 210.63, and 406.8)
- Condensate Drainage – The condensate line shall drain through an air gap to a trapped, vented receptor, an approved dry well or landscape area or to the tail piece of a lavatory bathroom sink. (CMC 310)
- Insulation – Insulation on the suction line (cooling refrigerant line) shall be protected from physical damage or ultraviolet deterioration by suitable means. (CEES 150.0(j)3)
- Refrigerant Port Protection – The refrigerant circuit access port shall be protected from unauthorized access with a locking-type, tamper-resistant cap. (CMC 1105.11)
- Clearance to Clothes Dryer Vent – When located outdoors, the condensing unit shall be a minimum of five feet from the termination of a clothes dryer vent. (CEES 150.0(h)3(A))

Air Conditioning Site Plan

Items required: AC unit location, slab or platform, applicable setbacks.

A large, empty rectangular box with a black border, intended for the site plan drawing. It occupies the majority of the page below the title and requirements.