

CHAPTER 3

GENERAL REGULATIONS

SECTION 301 GENERAL

301.1 Scope. This chapter shall govern the approval and installation of all *equipment* and appliances that comprise parts of the building mechanical systems regulated by this code in accordance with Section 101.2.

301.2 Energy utilization. Heating, ventilating and air-conditioning systems of all structures shall be designed and installed for efficient utilization of energy in accordance with the *Florida Building Code, Energy Conservation*.

301.3 Fuel gas appliances and equipment. The approval and installation of fuel gas distribution piping and *equipment*, fuel gas-fired appliances and fuel gas-fired *appliance* venting systems shall be in accordance with the *Florida Building Code, Fuel Gas*.

301.4 Listed and labeled. Appliances regulated by this code shall be *listed* and *labeled* for the application in which they are installed and used, unless otherwise *approved* in accordance with Section 301.4.1.

Exception: Listing and labeling of *equipment* and appliances used for refrigeration shall be in accordance with Section 1101.2.

301.4.1 Alternative materials, methods, equipment and appliances. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

301.4.2 Required Testing. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.

301.4.2.1 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures.

301.4.2.2 Testing agency. All tests shall be performed by an approved agency.

301.4.2.3 Test reports. Reports of tests shall be retained by the code official for the period required for retention of public records.

301.4.3 Materials, equipment and appliance reuse. Materials, equipment, appliances and devices shall not be reused unless such elements have been reconditioned, tested and placed in good and proper working condition and approved.

301.5 Labeling. Labeling shall be in accordance with the procedures set forth in Sections 301.5.1 through 301.5.2.3.

301.5.1 Testing. An *approved* agency shall test a representative sample of the mechanical *equipment* and appliances being *labeled* to the relevant standard or standards. The *approved* agency shall maintain a record of all of the tests performed. The record shall provide sufficient detail to verify compliance with the test standard.

301.5.2 Inspection and identification. The *approved* agency shall periodically perform an inspection, which shall be in-plant if necessary, of the mechanical *equipment* and appliances to be *labeled*. The inspection shall verify that the *labeled* mechanical *equipment* and appliances are representative of the mechanical *equipment* and appliances tested.

301.5.2.1 Independent. The agency to be *approved* shall be objective and competent. To confirm its objectivity, the agency shall disclose all possible conflicts of interest.

301.5.2.2 Equipment. An *approved* agency shall have adequate *equipment* to perform all required tests. The *equipment* shall be periodically calibrated.

301.5.2.3 Personnel. An *approved* agency shall employ experienced personnel educated in conducting, supervising and evaluating tests.

301.6 Label information. A permanent factory-applied nameplate(s) shall be affixed to appliances on which shall appear in legible lettering, the manufacturer's name or trademark, the model number, serial number and the seal or mark of the *approved* agency. A label shall also include the following:

1. Electrical *equipment* and appliances: Electrical rating in volts, amperes and motor phase; identification of individual electrical components in volts, amperes or watts, motor phase; Btu/h (W) output; and required clearances.
2. Absorption units: Hourly rating in Btu/h (W); minimum hourly rating for units having step or automatic modulating controls; type of fuel; type of refrigerant; cooling capacity in Btu/h (W); and required clearances.
3. Fuel-burning units: Hourly rating in Btu/h (W); type of fuel *approved* for use with the *appliance*; and required clearances.

4. Electric comfort heating appliances: Name and trademark of the manufacturer; the model number or equivalent; the electric rating in volts, ampacity and phase; Btu/h (W) output rating; individual marking for each electrical component in amperes or watts, volts and phase; required clearances from combustibles; and a seal indicating approval of the *appliance* by an *approved* agency.

301.7 Electrical. Electrical wiring, controls and connections to *equipment* and appliances regulated by this code shall be in accordance with Chapter 27 of the *Florida Building Code, Building*.

301.8 Plumbing connections. Potable water supply and building drainage system connections to *equipment* and appliances regulated by this code shall be in accordance with the *Florida Building Code, Plumbing*.

301.9 Fuel types. Fuel-fired appliances shall be designed for use with the type of fuel to which they will be connected and the altitude at which they are installed. Appliances that comprise parts of the building mechanical system shall not be converted for the usage of a different fuel, except where *approved* and converted in accordance with the manufacturer’s instructions. The fuel input rate shall not be increased or decreased beyond the limit rating for the altitude at which the *appliance* is installed.

301.10 Vibration isolation. Where vibration isolation of *equipment* and appliances is employed, an *approved* means of supplemental restraint shall be used to accomplish the support and restraint.

301.11 Repair. Defective material or parts shall be replaced or repaired in such a manner so as to preserve the original approval or listing.

301.12 Wind resistance. Mechanical equipment, appliances and supports that are exposed to wind shall be designed and installed to resist the wind pressures on the equipment and the supports as determined in accordance with the *Florida Building Code, Building*. Roof-mounted mechanical units and supports shall be secured to the structure. The use of wood “sleepers” shall not be permitted.

[B] 301.13 Flood hazard. For structures located in flood hazard areas, mechanical systems, *equipment* and appliances shall be located at or above the elevation required by Section 1612.4 of the *Florida Building Code, Building* for utilities and attendant equipment.

Exception: Mechanical systems, *equipment* and appliances are permitted to be located below the elevation required by Section 1612.4 of the *Florida Building Code, Building* for utilities and attendant equipment provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.

[B] 301.13.1 High-velocity wave action. In flood hazard areas subject to high-velocity wave action, mechanical systems and *equipment* shall not be mounted on or penetrate walls intended to break away under flood loads.

301.14 Rodentproofing. Buildings or structures and the walls enclosing habitable or occupiable rooms and spaces in which persons live, sleep or work, or in which feed, food or foodstuffs are stored, prepared, processed, served or sold, shall be constructed to protect against the entrance of rodents in accordance with the *Florida Building Code, Building*.

301.15 NFPA Standards. Unless otherwise specified in this code, air conditioning equipment shall comply with the following standards:

1. NFPA 90A (*Standard for the Installation of Air Conditioning and Ventilating Systems*).
2. NFPA 90B (*Standard for the Installation of Warm Air Heating and Air Conditioning Systems*).

SECTION 302 PROTECTION OF STRUCTURE

302.1 Structural safety. The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the *Florida Building Code, Building*.

302.2 Penetrations of floor/ceiling assemblies and fire-resistance-rated assemblies. Penetrations of floor/ceiling assemblies and assemblies required to have a fire-resistance rating shall be protected in accordance with the *Florida Building Code, Building*.

[B] 302.3 Cutting, notching and boring in wood framing. The cutting, notching and boring of wood framing members shall comply with Sections 302.3.1 through 302.3.4.

[B] 302.3.1 Joist notching. Notches on the ends of joists shall not exceed one-fourth the joist depth. Holes bored in joists shall not be within 2 inches (51 mm) of the top or bottom of the joist, and the diameter of any such hole shall not exceed one-third the depth of the joist. Notches in the top or bottom of joists shall not exceed one-sixth the depth and shall not be located in the middle third of the span.

[B] 302.3.2 Stud cutting and notching. In exterior walls and bearing partitions, any wood stud is permitted to be cut or notched not to exceed 25 percent of its depth. Cutting or notching of studs not greater than 40 percent of their depth is permitted in nonbearing partitions supporting no loads other than the weight of the partition.

[B] 302.3.3 Bored holes. A hole not greater in diameter than 40 percent of the stud depth is permitted to be bored in any wood stud. Bored holes not greater than 60 percent of the depth of the stud are permitted in nonbearing partitions or in any wall where each bored stud is doubled, provided not

more than two such successive doubled studs are so bored. In no case shall the edge of the bored hole be nearer than 0.625 inch (15.9 mm) to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.

[B] 302.3.4 Engineered wood products. Cuts, notches and holes bored in trusses, structural composite veneer lumber, structural glue-laminated members and I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member.

[B] 302.4 Alterations to trusses. Truss members and components shall not be cut, drilled, notched, spliced or otherwise altered in any way without written concurrence and approval of a *registered design professional*. Alterations resulting in the addition of loads to any member (e.g., HVAC *equipment*, water heaters) shall not be permitted without verification that the truss is capable of supporting such additional loading.

[B] 302.5 Cutting, notching and boring in steel framing. The cutting, notching and boring of steel framing members shall comply with Sections 302.5.1 through 302.5.3.

[B] 302.5.1 Cutting, notching and boring holes in structural steel framing. The cutting, notching and boring of holes in structural steel framing members shall be as prescribed by the *registered design professional*.

[B] 302.5.2 Cutting, notching and boring holes in cold-formed steel framing. Flanges and lips of load-bearing cold-formed steel framing members shall not be cut or notched. Holes in webs of load-bearing cold-formed steel framing members shall be permitted along the centerline of the web of the framing member and shall not exceed the dimensional limitations, penetration spacing or minimum hole edge distance as prescribed by the *registered design professional*. Cutting, notching and boring holes of steel floor/roof decking shall be as prescribed by the *registered design professional*.

[B] 302.5.3 Cutting, notching and boring holes in nonstructural cold-formed steel wall framing. Flanges and lips of nonstructural cold-formed steel wall studs shall not be cut or notched. Holes in webs of nonstructural cold-formed steel wall studs shall be permitted along the centerline of the web of the framing member, shall not exceed 1½ inches (38 mm) in width or 4 inches (102 mm) in length, and shall not be spaced less than 24 inches (610 mm) center to center from another hole or less than 10 inches (254 mm) from the bearing end.

SECTION 303 EQUIPMENT AND APPLIANCE LOCATION

303.1 General. *Equipment* and appliances shall be located as required by this section, specific requirements elsewhere in this code and the conditions of the *equipment* and *appliance* listing.

303.2 Hazardous locations. Appliances shall not be located in a *hazardous location* unless *listed* and *approved* for the specific installation.

303.3 Prohibited locations. Fuel-fired appliances shall not be located in, or obtain *combustion* air from, any of the following rooms or spaces:

1. Sleeping rooms.
2. Bathrooms.
3. Toilet rooms.
4. Storage closets.
5. Surgical rooms.

Exception: This section shall not apply to the following appliances:

1. *Direct-vent appliances* that obtain all *combustion air* directly from the outdoors.
2. Solid fuel-fired appliances, provided that the room is not a confined space and the building is not of unusually tight construction.
3. Appliances installed in a dedicated enclosure in which all *combustion air* is taken directly from the outdoors, in accordance with Chapter 7. *Access* to such enclosure shall be through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *Florida Building Code, Energy Conservation* and equipped with an *approved* self-closing device.

303.4 Protection from damage. Appliances shall not be installed in a location where subject to mechanical damage unless protected by *approved* barriers.

303.5 Indoor locations. Fuel-fired furnaces, water heaters and boilers installed in closets and alcoves shall be *listed* for such installation. For purposes of this section, a closet or alcove shall be defined as a room or space having a volume less than 12 times the total volume of fuel-fired appliances other than boilers and less than 16 times the total volume of boilers. Room volume shall be computed using the gross floor area and the actual ceiling height up to a maximum computation height of 8 feet (2438 mm).

303.6 Outdoor locations. Appliances installed in other than indoor locations shall be *listed* and *labeled* for outdoor installation.

303.7 Pit locations. Appliances installed in pits or excavations shall not come in direct contact with the surrounding soil. The sides of the pit or excavation shall be held back a minimum of 12 inches (305 mm) from the *appliance*. Where the depth exceeds 12 inches (305 mm) below adjoining grade, the walls of the pit or excavation shall be lined with concrete or masonry. Such concrete or masonry shall extend a minimum of 4 inches (102 mm) above adjoining grade and shall have sufficient lateral load-bearing capacity to resist collapse. The *appliance* shall be protected from flooding in an *approved* manner.

[B] 303.8 Elevator shafts. Mechanical systems shall not be located in an elevator shaft.

SECTION 304 INSTALLATION

304.1 General. *Equipment* and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions and this code. Manufacturer's installation instructions shall be available on the job site at the time of inspection.

304.2 Conflicts. Where conflicts between this code and the conditions of listing or the manufacturer's installation instructions occur, the provisions of this code shall apply.

Exception: Where a code provision is less restrictive than the conditions of the listing of the *equipment* or *appliance* or the manufacturer's installation instructions, the conditions of the listing and the manufacturer's installation instructions shall apply.

304.3 Elevation of ignition source. Reserved.

304.3.1 Parking garages. Reserved.

304.4 Prohibited equipment and appliance location. Equipment and appliances having an *ignition source* shall not be installed in Group H occupancies or control areas where open use, handling or dispensing of combustible, flammable or explosive materials occurs.

[FG] 304.5 Hydrogen-generating and refueling operations. Ventilation shall be required in accordance with Section 304.5.1, 304.5.2 or 304.5.3 in public garages, private garages, repair garages, automotive motor fuel-dispensing facilities and parking garages that contain hydrogen-generating appliances or refueling systems. For the purpose of this section, rooms or spaces that are not part of the living space of a *dwelling unit* and that communicate directly with a private garage through openings shall be considered to be part of the private garage.

[FG] 304.5.1 Natural ventilation. Indoor locations intended for hydrogen-generating or refueling operations shall be limited to a maximum floor area of 850 square feet (79 m²) and shall communicate with the outdoors in accordance with Sections 304.5.1.1 through 304.5.1.2. The maximum rated output capacity of hydrogen generating appliances shall not exceed 4 standard cubic feet per minute (0.00189 m³/s) of hydrogen for each 250 square feet (23.2 m²) of floor area in such spaces. The minimum cross-sectional dimension of air openings shall be 3 inches (76 mm). Where ducts are used, they shall be of the same cross-sectional area as the free area of the openings to which they connect. In such locations, *equipment* and appliances having an *ignition source* shall be located such that the source of ignition is not within 12 inches (305 mm) of the ceiling.

[FG] 304.5.1.1 Two openings. Two permanent openings shall be provided within the garage. The upper opening shall be located entirely within 12 inches (305 mm) of the ceiling of the garage. The lower opening shall be located entirely within 12 inches (305 mm) of the floor of the garage. Both openings shall be provided in the same exterior wall. The openings shall communicate directly with the outdoors and shall have a minimum free area of

1/2 square foot per 1,000 cubic feet (1 m²/610 m³) of garage volume.

[FG] 304.5.1.2 Louvers and grilles. In calculating free area required by Section 304.5.1, the required size of openings shall be based on the net free area of each opening. If the free area through a design of louver or grille is known, it shall be used in calculating the size opening required to provide the free area specified. If the design and free area are not known, it shall be assumed that wood louvers will have 25 percent free area and metal louvers and grilles will have 75 percent free area. Louvers and grilles shall be fixed in the open position.

[FG] 304.5.2 Mechanical ventilation. Indoor locations intended for hydrogen-generating or refueling operations shall be ventilated in accordance with Section 502.16. In such locations, *equipment* and appliances having an *ignition source* shall be located such that the source of ignition is below the mechanical ventilation outlet(s).

[FG] 304.5.3 Specially engineered installations. As an alternative to the provisions of Sections 304.5.1 and 304.5.2 the necessary supply of air for ventilation and dilution of flammable gases shall be provided by an *approved* engineered system.

304.6 Public garages. Appliances located in public garages, motor fueling-dispensing facilities, repair garages or other areas frequented by motor vehicles, shall be installed a minimum of 8 feet (2438 mm) above the floor. Where motor vehicles are capable of passing under an *appliance*, the *appliance* shall be installed at the clearances required by the *appliance* manufacturer and not less than 1 foot (305 mm) higher than the tallest vehicle garage door opening.

Exception: The requirements of this section shall not apply where the appliances are protected from motor vehicle impact and installed in accordance with NFPA 30A.

304.7 Private garages. Reserved.

304.8 Construction and protection. Boiler rooms and furnace rooms shall be protected as required by the *Florida Building Code, Building*.

304.9 Clearances to combustible construction. Heat-producing *equipment* and *appliances* shall be installed to maintain the required *clearances* to combustible construction as specified in the listing and manufacturer's instructions. Such clearances shall be reduced only in accordance with Section 308. *Clearances* to combustibles shall include such considerations as door swing, drawer pull, overhead projections or shelving and window swing, shutters, coverings and drapes. Devices such as doorstops or limits, closers, drapery ties or guards shall not be used to provide the required *clearances*.

304.10 Clearances from grade. Equipment and *appliances* installed at grade level shall be supported on a level concrete slab or other *approved* material extending not less than 3 inches (76 mm) above adjoining grade or shall be suspended not less than 6 inches (152 mm) above adjoining grade. Such support shall be in accordance with the manufacturer's installation instructions.

Exception: On changeouts or new installations of existing buildings where equipment is replaced that has a support platform approved under a previous code.

[B] 304.11 Guards. Guards shall be provided where appliances, *equipment*, fans or other components that require service and roof hatch openings are located within 10 feet (3048 mm) of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches (762 mm) above the floor, roof or grade below. The guard shall extend not less than 30 inches (762 mm) beyond each end of such appliances, *equipment*, fans, components and roof hatch openings and the top of the guard shall be located not less than 42 inches (1067 mm) above the elevated surface adjacent to the guard. The guard shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *Florida Building Code, Building*.

304.12 Area served. Appliances serving different areas of a building other than where they are installed shall be permanently marked in an *approved* manner that uniquely identifies the *appliance* and the area it serves.

**SECTION 305
PIPING SUPPORT**

305.1 General. All mechanical system piping shall be supported in accordance with this section.

305.2 Materials. Pipe hangers and supports shall have sufficient strength to withstand all anticipated static and specified dynamic loading conditions associated with the intended use. Pipe hangers and supports that are in direct contact with piping shall be of *approved* materials that are compatible with the piping and that will not promote galvanic action.

305.3 Structural attachment. Hangers and anchors shall be attached to the building construction in an *approved* manner.

305.4 Interval of support. Piping shall be supported at distances not exceeding the spacing specified in Table 305.4, or in accordance with MSS SP-69.

305.5 Protection against physical damage. In concealed locations where piping, other than cast-iron or steel, is installed through holes or notches in studs, joists, rafters or similar mem-

bers less than 1½ inches (38 mm) from the nearest edge of the member, the pipe shall be protected by shield plates. Protective steel shield plates having a minimum thickness of 0.0575 inch (1.463 mm) (No. 16 gage) shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches (51 mm) above sole plates and below top plates.

**TABLE 305.4
PIPING SUPPORT SPACING^a**

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING (feet)	MAXIMUM VERTICAL SPACING (feet)
ABS pipe	4	10 ^c
Aluminum pipe and tubing	10	15
Brass pipe	10	10
Brass tubing, 1¼-inch diameter and smaller	6	10
Brass tubing, 1½-inch diameter and larger	10	10
Cast-iron pipe ^b	5	15
Copper or copper-alloy pipe	12	10
Copper or copper-alloy tubing, 1¼-inch diameter and smaller	6	10
Copper or copper-alloy tubing, 1½-inch diameter and larger	10	10
CPVC pipe or tubing, 1 inch and smaller	3	10 ^c
CPVC pipe or tubing, 1¼-inch and larger	4	10 ^c
Lead pipe	Continuous	4
PB pipe or tubing	2⅔ (32 inches)	4
PEX tubing	2⅔ (32 inches)	10 ^c
Polypropylene (PP) pipe or tubing, 1 inch or smaller	2⅔ (32 inches)	10 ^c
Polypropylene (PP) pipe or tubing, 1¼ inches or larger	4	10 ^c
PVC pipe	4	10 ^c
Steel tubing	8	10
Steel pipe	12	15

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. See Section 301.15.

b. The maximum horizontal spacing of cast-iron pipe hangers shall be increased to 10 feet where 10-foot lengths of pipe are installed.

c. Mid-story guide.

SECTION 306 ACCESS AND SERVICE SPACE

306.1 Access for maintenance and replacement. Appliances shall be accessible for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the *appliance* being inspected, serviced, repaired or replaced. A level working space at least 30 inches deep and 30 inches wide (762 mm by 762 mm) shall be provided in front of the control side to service an *appliance*.

306.1.1 Central furnaces. Central furnaces within compartments or alcoves shall have a minimum working space *clearance* of 3 inches (76 mm) along the sides, back and top with a total width of the enclosing space being at least 12 inches (305 mm) wider than the furnace. Furnaces having a firebox open to the atmosphere shall have at least 6 inches (152 mm) working space along the front *combustion* chamber side. *Combustion air* openings at the rear or side of the compartment shall comply with the requirements of Chapter 7.

Exception: This section shall not apply to replacement appliances installed in existing compartments and alcoves where the working space clearances are in accordance with the *equipment* or *appliance* manufacturer's installation instructions.

306.2 Appliances in rooms. Rooms containing appliances shall be provided with a door and an unobstructed passageway measuring not less than 36 inches (914 mm) wide and 80 inches (2032 mm) high.

Exception: Within a *dwelling unit*, appliances installed in a compartment, alcove, basement or similar space shall be accessed by an opening or door and an unobstructed passageway measuring not less than 24 inches (610 mm) wide and large enough to allow removal of the largest *appliance* in the space, provided that a level service space of not less than 30 inches (762 mm) deep and the height of the *appliance*, but not less than 30 inches (762 mm), is present at the front or service side of the *appliance* with the door open.

306.3 Appliances in attics. Attics containing appliances shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 6 feet (1829 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest *appliance*.

Exception:

The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening.

306.3.1 Electrical requirements. A lighting fixture with receptacle outlet, controlled by a switch located at the passageway opening, shall be provided so as to light the passageway and service area and installed in accordance with Chapter 27 of the *Florida Building Code, Building*.

306.3.2 Air handling units. Air handling units shall be allowed in attics if the following conditions are met:

1. The service panel of the equipment is located within six (6) feet (1829 mm) of an attic access.
2. A device is installed to alert the owner or shut the unit down when the condensation drain is not working properly.
3. The attic access opening is of sufficient size to replace the air handler.
4. A notice is posted on the electric service panel indicating to the homeowner that the air handler is located in the attic. Said notice shall be in all capitals, in 16 point type, with the title and first paragraph in bold:

NOTICE TO HOMEOWNER

A PART OF YOUR AIR CONDITIONING SYSTEM, THE AIR HANDLER, IS LOCATED IN THE ATTIC. FOR PROPER, EFFICIENT, AND ECONOMIC OPERATION OF THE AIR CONDITIONING SYSTEM, YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED.

YOUR AIR CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING: 1) A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR 2) A DEVICE THAT WILL SHUT THE SYSTEM DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING. TO LIMIT POTENTIAL DAMAGE TO YOUR HOME, AND TO AVOID DISRUPTION OF SERVICE, IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION.

306.4 Appliances under floors. Underfloor spaces containing appliances shall be provided with an access opening and unobstructed passageway large enough to remove the largest *appliance*. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide, nor more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. If the depth of the passageway or the service space

exceeds 12 inches (305 mm) below the adjoining grade, the walls of the passageway shall be lined with concrete or masonry. Such concrete or masonry shall extend a minimum of 4 inches (102 mm) above the adjoining grade and shall have sufficient lateral-bearing capacity to resist collapse. The clear access opening dimensions shall be a minimum of 22 inches by 30 inches (559 mm by 762 mm), and large enough to allow removal of the largest *appliance*.

Exceptions:

1. The passageway is not required where the level service space is present when the access is open and the *appliance* is capable of being serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet high (1929 mm) and 22 inches (559 mm) wide for its entire length, the passageway shall not be limited in length.

306.4.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the *appliance* location in accordance with Chapter 27 of the *Florida Building Code, Building*.

306.5 Equipment and appliances on roofs or elevated structures. Where *equipment* requiring access and appliances are installed on roofs or elevated structures at a height exceeding 16 feet (4877 mm), such access shall be provided by a permanent *approved* means of access, the extent of which shall be from grade or floor level to the *equipment* and appliances' level service space. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) high or walking on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).
2. Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center.
3. Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.
4. There shall be a minimum of 18 inches (457 mm) between rails.
5. Rungs shall have a minimum 0.75-inch (19 mm) diameter and be capable of withstanding a 300-pound (136.1 kg) load.
6. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding 100 pounds per square foot (488.2 kg/m²). Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the ladder served. A guard rail shall be provided on all open sides of the landing.

7. Ladders shall be protected against corrosion by *approved* means.

Catwalks installed to provide the required access shall be not less than 24 inches (610 mm) wide and shall have railings as required for service platforms.

Exception: This section shall not apply to Group R-3 occupancies.

Minimum clearances below roof mounted mechanical units shall be in accordance with Section 1509.7, and 1522.3 of the *Florida Building Code, Building*.

306.5.1 Sloped roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a level platform shall be provided on each side of the *appliance* or *equipment* to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *Florida Building Code, Building*. Access shall not require walking on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). Where access involves obstructions greater than 30 inches (762 mm) in height, such obstructions shall be provided with ladders installed in accordance with Section 306.5 or stairs installed in accordance with the requirements specified in the *Florida Building Code, Building* in the path of travel to and from appliances, fans or *equipment* requiring service.

306.5.2 Electrical requirements. A receptacle outlet shall be provided at or near the *equipment* location in accordance with Chapter 27 of the *Florida Building Code, Building*.

SECTION 307 CONDENSATE DISPOSAL

307.1 Fuel-burning appliances. Liquid *combustion* by-products of condensing appliances shall be collected and discharged to an *approved* plumbing fixture or disposal area in accordance with the manufacturer's installation instructions. Condensate piping shall be of *approved* corrosion-resistant material and shall not be smaller than the drain connection on the appliance. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope).

307.2 Evaporators and cooling coils. Condensate drain systems shall be provided for *equipment* and appliances containing evaporators or cooling coils. Condensate drain systems shall be designed, constructed and installed in accordance with Sections 307.2.1 through 307.2.4.

307.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan

outlet to an *approved* place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance.

307.2.2 Drain pipe materials and sizes. Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC or PVC pipe or tubing. All components shall be selected for the pressure and temperature rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 of the *Florida Building Code, Plumbing* relative to the material type. Condensate waste and drain line size shall be not less than 3/4-inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 307.2.2.

Exception: On wall mounted ductless split units less than 36,001 Btu/h where the drain line is less than 10 feet (3048 mm) in length, the factory drain outlet size shall be acceptable from the equipment to the place of disposal.

**TABLE 307.2.2
CONDENSATE DRAIN SIZING**

EQUIPMENT CAPACITY	MINIMUM CONDENSATE PIPE DIAMETER
Up to 20 tons of refrigeration	3/4 inch
Over 20 tons to 40 tons of refrigeration	1 inch
Over 40 tons to 90 tons of refrigeration	1 1/4 inch
Over 90 tons to 125 tons of refrigeration	1 1/2 inch
Over 125 tons to 250 tons of refrigeration	2 inch

1 inch = 25.4 mm, 1 ton = 3.517 kW.

307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of Section 307.2.1, 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 1 1/2 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.

As an alternative to a separate drain line, a water-level detection device that will shut off the equipment served prior to overflow of the pan shall be provided. The water level detection device 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. Reserved.

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

307.2.3.1 Water-level monitoring devices. On downflow units and all other coils that do not have a secondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring device shall be installed inside the primary drain pan. This device shall shut off the *equipment* served in the event that the primary drain becomes restricted. Devices installed in the drain line shall not be permitted.

307.2.3.2 Appliance, equipment and insulation in pans. Where appliances, *equipment* or insulation are subject to water damage when auxiliary drain pans fill, that portion of the *appliance*, *equipment* and insulation shall be installed above the rim of the pan. Supports located inside of the pan to support the *appliance* or *equipment* shall be water resistant and *approved*.

307.2.4 Traps. Condensate drains shall be trapped as required by the *equipment* or *appliance* manufacturer.

307.2.5 Pipe insulation. All horizontal primary condensate drains within unconditioned areas shall be insulated to prevent condensation from forming on the exterior of the drain pipe.

SECTION 308 CLEARANCE REDUCTION

308.1 Scope. This section shall govern the reduction in required *clearances* to combustible materials and combustible assemblies for *chimneys*, vents, kitchen exhaust equipment, mechanical appliances, and mechanical devices and *equipment*.

308.2 Listed appliances and equipment. The reduction of the required *clearances* to combustibles for *listed* and *labeled*

appliances and *equipment* shall be in accordance with the requirements of this section except that such clearances shall not be reduced where reduction is specifically prohibited by the terms of the *appliance* or *equipment* listing.

308.3 Protective assembly construction and installation. Reduced *clearance* protective assemblies, including structural and support elements, shall be constructed of noncombustible materials. Spacers utilized to maintain an airspace between the protective assembly and the protected material or assembly shall be noncombustible. Where a space between the protective assembly and protected combustible material or assembly is specified, the same space shall be provided around the edges of the protective assembly and the spacers shall be placed so as to allow air circulation by convection in such space. Protective assemblies shall not be placed less than 1 inch (25 mm) from the mechanical appliances, devices or *equipment*, regardless of the allowable reduced *clearance*.

308.4 Allowable reduction. The reduction of required *clearances* to combustible assemblies or combustible materials shall be based on the utilization of a reduced *clearance* protective assembly in accordance with Section 308.5 or 308.6.

308.5 Labeled assemblies. The allowable *clearance* reduction shall be based on an *approved* reduced *clearance* protective

assembly that has been tested and bears the label of an *approved* agency.

308.6 Reduction table. The allowable *clearance* reduction shall be based on one of the methods specified in Table 308.6. Where required *clearances* are not listed in Table 308.6, the reduced *clearances* shall be determined by linear interpolation between the distances listed in the table. Reduced *clearances* shall not be derived by extrapolation below the range of the table.

308.7 Solid fuel-burning appliances. The *clearance* reduction methods specified in Table 308.6 shall not be utilized to reduce the *clearance* required for solid fuel-burning appliances that are *labeled* for installation with clearances of 12 inches (305 mm) or less. Where appliances are *labeled* for installation with *clearances* of greater than 12 inches (305 mm), the *clearance* reduction methods of Table 308.6 shall not reduce the *clearance* to less than 12 inches (305 mm).

308.8 Masonry chimneys. The *clearance* reduction methods specified in Table 308.6 shall not be utilized to reduce the *clearances* required for masonry *chimneys* as specified in Chapter 8 and the *Florida Building Code, Building*.

308.9 Chimney connector pass-throughs. The *clearance* reduction methods specified in Table 308.6 shall not be utilized

**TABLE 308.6
CLEARANCE REDUCTION METHODS^b**

TYPE OF PROTECTIVE ASSEMBLY ^a	REDUCED CLEARANCE WITH PROTECTION (inches) ^a							
	Horizontal combustible assemblies located above the heat source				Horizontal combustible assemblies located beneath the heat source and all vertical combustible assemblies			
	Required clearance to combustibles without protection (inches) ^a				Required clearance to combustibles without protection (inches)			
	36	18	9	6	36	18	9	6
Galvanized sheet steel, having a minimum thickness of 0.0236 inch (0.6010 mm) (No. 24 gage), mounted on 1-inch glass fiber or mineral wool batt reinforced with wire on the back, 1 inch off the combustible assembly	18	9	5	3	12	6	3	3
Galvanized sheet steel, having a minimum thickness of 0.0236 inch (0.6010 mm) (No. 24 gage), spaced 1 inch off the combustible assembly	18	9	5	3	12	6	3	2
Two layers of galvanized sheet steel, having a minimum thickness of 0.0236 inch (0.6010 mm) (No. 24 gage), having a 1-inch airspace between layers, spaced 1 inch off the combustible assembly	18	9	5	3	12	6	3	3
Two layers of galvanized sheet steel, having a minimum thickness of 0.0236 inch (0.6010 mm) (No. 24 gage), having 1 inch of fiberglass insulation between layers, spaced 1 inch off the combustible assembly	18	9	5	3	12	6	3	3
0.5-inch inorganic insulating board, over 1 inch of fiberglass or mineral wool batt, against the combustible assembly	24	12	6	4	18	9	5	3
3 1/2-inch brick wall, spaced 1 inch off the combustible wall	—	—	—	—	12	6	6	6
3 1/2-inch brick wall, against the combustible wall	—	—	—	—	24	12	6	5

For SI: 1 inch = 25.4 mm, °C = [(°F)-32]/1.8, 1 pound per cubic foot = 16.02 kg/m³, 1.0 Btu · in/ft² · h · °F = 0.144 W/m² · K.

- a. Mineral wool and glass fiber batts (blanket or board) shall have a minimum density of 8 pounds per cubic foot and a minimum melting point of 1,500°F. Insulation material utilized as part of a clearance reduction system shall have a thermal conductivity of 1.0 Btu · in/(ft² · h · °F) or less. Insulation board shall be formed of noncombustible material.
- b. For limitations on clearance reduction for solid fuel-burning appliances, masonry chimneys, connector pass-throughs, masonry fireplaces and kitchen ducts, see Sections 308.7 through 308.11.

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to reduce the *clearances* required for *chimney* connector pass-throughs as specified in Section 803.10.4.

308.10 Masonry fireplaces. The *clearance* reduction methods specified in Table 308.6 shall not be utilized to reduce the *clearances* required for masonry fireplaces as specified in Chapter 8 and the *Florida Building Code, Building*.

308.11 Kitchen exhaust ducts. The *clearance* reduction methods specified in Table 308.6 shall not be utilized to reduce the minimum *clearances* required by Section 506.3.10 for kitchen exhaust ducts enclosed in a shaft.

[B] SECTION 309 TEMPERATURE CONTROL

[B] 309.1 Space-heating systems. Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above floor on the design heating day. The installation of portable space heaters shall not be used to achieve compliance with this section.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

[F] SECTION 310 EXPLOSION CONTROL

[F] 310.1 Required. Structures occupied for purposes involving explosion hazards shall be provided with explosion control where required by the *Florida Fire Prevention Code*. Explosion control systems shall be designed and installed in accordance with the *Florida Fire Prevention Code*.

[F] SECTION 311 SMOKE AND HEAT VENTS

[F] 311.1 Required. *Approved* smoke and heat vents shall be installed in the roofs of one-story buildings where required by the *Florida Fire Prevention Code*. Smoke and heat vents shall be designed and installed in accordance with the *Florida Fire Prevention Code*.

SECTION 312 HEATING AND COOLING LOAD CALCULATIONS

312.1 Load calculations. Heating and cooling system design loads for the purpose of sizing systems, appliances and *equipment* shall be determined in accordance with the procedures described in the ASHRAE/ACCA Standard 183 and Section 403.6 or Section 503.2 of the *Florida Building Code, Energy Conservation*, as appropriate. Alternatively, design loads shall be determined by an *approved* equivalent computation procedure, using the design parameters specified in Chapter 3 of the *Florida Building Code, Energy Conservation*.