

CITY OF MILPITAS

Building & Safety Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240

www.ci.milpitas.ca.gov



FURNACE, REPLACEMENT

1. PERMIT INFORMATION:

- A Building Permit may be issued only to a State of California Licensed Contractor or the Homeowner.
- Building Permits may be issued to a Homeowner for construction if that Homeowner indicates the intent to do his or her own work personally. If the inspection indicates the Homeowner is unable to perform the work satisfactorily, then a licensed contractor must perform the work.
- If the Homeowner is planning to hire workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance. Proof of this insurance is required prior to inspection.

2. BUILDING REQUIREMENTS

- The replacement of existing furnace equipment and/or duct work requires a Mechanical Permit. If the work is for installation of new equipment, plans must be submitted in person at the Permit Center, Building & Safety Department, 455 E. Calaveras Blvd.
- All work must comply with the 2007 Building Code Standards (Building, Electrical, Mechanical, Plumbing and Energy) and the 2008 Milpitas Municipal Code.
- Equipment must be installed in accordance with the manufacturer's requirements.
- The new furnace must be installed in the same location as the current furnace.
- The furnace must have proper combustion air.
- If located in a garage the furnace must be protected and the ignition source must be at least 18" above the floor per CMC Section 308.1. If the residence is located in a flood zone the furnace must be installed above the flood elevation per CMC Section 308.2.
- A furnace may not be installed in a bathroom or bedroom, but may be installed in a closet accessed through these rooms if in compliance with CMC Section 904.1.
- A separate permit is required if a new gas line is required to supply the new furnace.
- A separate permit is required if new electrical service is required to supply the new furnace.
- An approved disconnect must be installed adjacent to the furnace.
- Smoke alarms:** When the value of the work exceeds \$1,000, smoke detectors must be installed if they do not exist as follows: in each sleeping room, at a point centrally located in the corridor or area giving access to each separate sleeping area, and on each story. In existing construction, detectors may be battery operated. See CBC Section 907.2.10 and the separate handout on Smoke Alarms for more information.
- Spark arrester:** When the value of the work exceeds \$1,000, a spark arrester must be installed on fireplace chimneys if one does not exist per MMC Section II-3-2.06. Spark arresters shall be constructed in conformance with CBC Section 2113.9.1 or 2802.1. See separate handout on Spark Arresters for more information.

3. INSPECTION PROCEDURES

- A rough inspection shall be scheduled if any work is inside walls or ceilings and will be covered with finish materials. A final inspection should be scheduled after all work is complete. For each inspection, the Permit Card and the Approved Job Copy of the Drawings (if any) must be presented to the inspector. Permits expire 180 days after the last passed inspection.

4. QUESTIONS:

- If you have any questions regarding your project contact the Building & Safety Department at (408) 586-3240.



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Mailing Address: 455 East Calaveras Boulevard, Milpitas, California 95035-5479 – Tel. 408.586.3240, Fax 408.586.3285
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Effective April 4, 2008 **Install Automatic Gas Shut-off Devices when replacing** **any existing gas fuel appliance or when providing** **alteration or addition to the existing gas fuel line**

Automatic Gas Shut-off Devices are required for New **Buildings** **Since July 19, 2007**

In addition to the new buildings “beginning April 4, 2008” The City of Milpitas Building & Safety Department will start requiring the installation of Automatic Gas Shut-off Devices when replacing any existing gas fuel appliance or when providing alteration or addition to the existing gas fuel line

What is it?

II-170-1.03 “Excess Flow Gas Shut-off Device”

“Excess Flow Gas Shut-off Device” shall mean those valves or devices that are not actuated by motion, but are activated by significant gas leaks or overpressure surges, which can occur when pipes rupture inside the structure. The design of the device shall provide a proven method to provide automatically for expedient and safe gas Shut-off in an emergency. The design of the device shall provide a capability for ease of consumer or owner resetting in a safe manner. The device shall be certified by the Office of State Architect or the operational and functional design of the device shall meet or exceed the device certified by the Office of the State Architect. The determination of whether the operational and functional design of the device is at least equal to the device certified by the Office of State Architect may be made by one of the following: the Independent Laboratory of the International Accreditation Services (IAS), Underwriter’s Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.



Excess Flow Valve at Water Heater



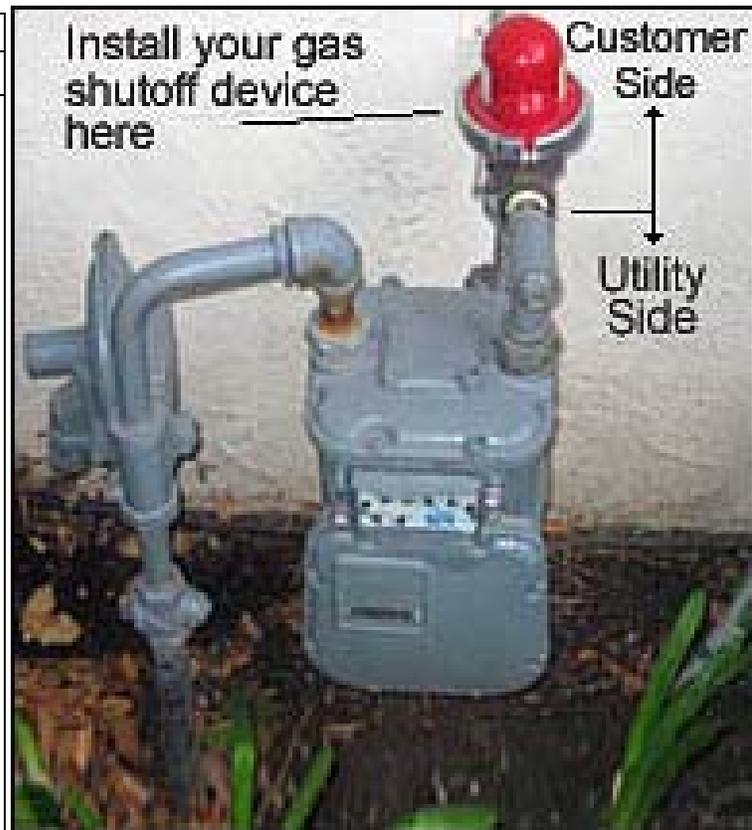
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II-170-1.04 **“Seismic Gas-Shut-Off Device”**

“Seismic Gas Shut-off Device” shall mean a system consisting of a seismic sensing device and a gas Shut-off device designed to actuate automatically. The system may consist of separable components or may incorporate all functions in a single body. Where separable components are utilized, the companion gas-shut-off will be installed in a gas piping system in order to shut off the gas downstream of the location of the gas seismic sensing device in the event of a severe seismic disturbance. The device shall be certified by the Office of State Architect and the operational functional design of the device shall meet or exceed the device certified by the Office of State Architect. The determination of whether the operational and functional design of the device is at least equal to the device certified by the Office of State Architect may be made by one of the following: the Independent Laboratory of the International Accreditation Services (IAS), Underwriter’s Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.





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Where devices shall be installed?

1. An approved Seismic Gas Shut-off Device (motion sensitive) or an approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed downstream of the gas utility meter and Excess Flow Gas Shut-off Devices shall be installed at each gas fuel appliance outlet on each fuel gas line where the gas line serves any **new building (commercial, industrial or residential)** containing fuel gas piping for which a building permit is first issued on or after the effective date of the ordinance.
2. An approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed at gas fuel appliance outlet when **replacing any existing gas fuel appliance.**
3. An approved Seismic Gas Shut-off Device (motion sensitive) or an approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed downstream of gas utility meter when providing **alteration or addition to the existing gas fuel line** and an approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed at gas fuel appliance outlet when replacing any existing or installing new gas fuel appliance.

II-170-2.01 Exceptions

- (a) Automatic Gas Shut-off Devices installed on a gas distribution system owned or operated by a public utility shall not be subject to the requirements of this chapter.
- (b) This ordinance shall not apply to mechanical process equipment used in manufacturing.

Who can install it?

A contractor licensed in the appropriate classification by the State of California and in accordance with the manufacturer's instructions shall install automatic Gas Shut-off Devices.