



TOWN OF LOS GATOS ATTIC FURNACE INSTALLATION REQUIREMENTS

Permit Required

Please submit the permit application to a Permit Technician at the Town of Los Gatos Community Development Department. We do not accept submittals by mail or courier. Please note permits can only be issued to the property owner or a properly licensed contractor.

2022 California Mechanical Code:

Central warm-air furnaces installed in an attic must be accessible for routine inspection and maintenance by the owner/occupant and for service and repair as needed. Adequate light, an electrical outlet, safe access way and sufficient working space on the control side all encourage and facilitate maintenance and also enable rapid egress in an emergency.

- Required attic access opening size is 22" x 30" minimum
- Recommended attic opening size is 30" x 30" (not less than the largest component of the appliance)
- A sediment trap of 3" long is required as close to the appliance as possible
- Overflow pans must be clear of all debris
- Condensate drain must be sloped 1/8" per foot and drain to the outside, must be secured a minimum of every 4' if PVC and minimum of every 3' if CPVC. Condensate shall not drain over a public right of way.

