

Address: _____ Permit #: _____ Date: _____

MECHANICAL FINAL CHECKLIST

YES	NO	N/A	
___	___	___	1. Check plans – permit – energy forms.
___	___	___	2. Manufacturer's installation instructions for products and appliances must be available on jobsite at time of inspection
___	___	___	3. Air-handling units shall not be installed in the attic when a home is brought into code compliance by section R402 (general prescriptive). Air-handling units shall be allowed in attics for compliance by section R405 if the following conditions are met.
___	___	___	a. The service panel of the equipment is located within 6' of an attic access.
___	___	___	b. A device is installed to alert the owner or shut the unit down when the condensate drains are not working properly
___	___	___	c. The attic access opening is of sufficient size to replace the air handler.
___	___	___	d. A notice is posted on the electric service panel indicating to the homeowner that the air handler is located in the attic, 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.

___	___	___	4. Proper service clearance required for all equipment.
___	___	___	5. Mechanical systems must be 1' above base flood elevation if in flood zone or otherwise protected from water
___	___	___	6. Minimum 30" x 30" clearance at control side of equipment.
___	___	___	7. Filter must be accessible for maintenance and not blocked by any elements of construction.
___	___	___	8. A luminaire switched at the access opening to provide lighting along the walkway and a receptacle outlet At or near the service area shall be provided.
___	___	___	9. Verify unit matches energy forms for tonnage, efficiency, type of heat, etc.
___	___	___	10. Air handlers shall be mechanically attached to other system components.
___	___	___	11. Verify proper breaker, wire size & disconnect location. Electrical installations shall be in accordance w/NEC & FBC
___	___	___	12. Condensate drains must be trapped per manufacturers requirement and discharge not less than 1' away From building.
___	___	___	13. Condensate drain must be a minimum of 3/4" inch and be installed with horizontal sections that have a Uniform slope of 1%.
___	___	___	14. Units must have an auxiliary drain pan with a separate drain line or float switch installed in the auxiliary drain pan
___	___	___	15. Condensers installed at grade level shall be supported on a level concrete slab or other approved material Extending 3" above adjoining grade.
___	___	___	16. Condensers must be anchored in an approved manner.
___	___	___	17. Proper combustion air must be provided for fuel burning units.
___	___	___	18. Protection of piping insulation. Piping insulation exposed to weather shall be protected.

THESE GUIDELINES ARE NOT ALL INCLUSIVE. ADDITIONAL REQUIREMENTS IN THE FLORIDA BUILDING CODE MAY ALSO APPLY TO YOUR PROJECT. IF YOU NEED FURTHER ASSISTANCE, PLEASE CONSULT THE CURRENT BUILDING CODE. IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE CITY OF INVERNESS COMMUNITY DEVELOPMENT DEPARTMENT AT 352-726-3401 OR [DDS@INVERNESS.GOV](mailto:dds@inverness.gov).