



City of Laguna Niguel
Building Division
949-362-4360

City of Laguna Niguel

MINIMUM REQUIREMENTS FOR INSTALLATION OF A FORCED AIR UNIT IN AN ATTIC

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Permit applicants must submit the following documents to the Building & Safety Division for approval prior to permit issuance:

1. Submit a completed Residential Building Permit Application indicating system tons, SEER, and AFUE.
2. Provide a completed CF1R form. HERS verification is required.
3. Include a site plan with new location of mechanical equipment.

The following are minimum requirements for installation of a forced air unit in a residential attic:

1. Accessibility for service per 2025 CMC 304:
 - 22" x 30" attic access or size of largest component of the appliance. (CMC 304.4).
 - 30" minimum working height. (CMC 304.1)
 - 30" x 30" working space in front of unit near controls. (CMC 304.4.3)
 - 24" wide by 20ft length maximum solid floor passageway from entrance opening to appliance. (CMC 304.4.1)
 - A permanent 120V electrical outlet and light fixture with switch located at entrance. (CMC 304.4.4)
2. For furnaces, provide gas pipe sizing per 2025 CMC 1315; including total developed length and BTU rating.
3. Flue type and termination height per 2025 CMC Table 802.6.1.

Note: Single-wall metal pipe shall not originate in an unoccupied attic or concealed space and shall not pass through an attic, inside wall, concealed space, or floor.



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4. A Type B or a Type L gas vent shall terminate not less than 5 feet in vertical height above the highest connected appliance draft hood or flue collar. (CMC 802.6.1.(2))
5. Condensation control shall be provided at the unit. (CMC 310.2)
6. Condensation shall be collected and discharged to an approved plumbing fixture such as a lavatory or bathtub overflow or an approved disposal area such as a drywell. (2025 CMC 310)
7. Separate branch circuit for FAU or air handler. (2025 CEC 422.12)
8. Clearances from combustible materials in accordance with the listing and manufacturer's instructions. (2025 CMC 303.10)
9. Combustion air per 2025 CMC 701.
10. Construction details for supporting the unit on conventional ceiling joists which are doubled to support additional loads.
11. Construction details stamped and signed by a registered design professional for supporting the unit from a truss roof.