

**61-30.804 Standards of Practice, HVAC Systems.**

(1) HVAC systems and components include heating and air conditioning systems and components and HVAC distribution systems and components.

(2) Heating and air conditioning systems and components.

(a) The heating and air conditioning (HVAC) systems and components include the following:

1. Installed heating equipment;
2. Fuel storage and fuel distribution systems;
3. Vent systems, flues, and chimneys;
4. Ductwork and air distribution components;
5. Mechanical ventilation systems;
6. Heating system energy source(s);
7. Heating system capacity in BTUs or kilowatts.

(b) The inspector shall inspect all readily accessible heating and air conditioning systems and components.

(c) The inspector is not required to inspect:

1. Interiors of flues or chimneys which are not readily accessible;
2. Heat exchangers;
3. Humidifiers or dehumidifiers;
4. Electronic air filters, sanitizers, or UV lights;
5. Solar space heating systems;
6. Internal components such as coils and pans.

(3) HVAC distribution systems and components.

(a) The heating and air conditioning (HVAC) distribution systems and components include the following:

1. Energy source;
2. Cooling method by its distinguishing characteristics;
3. The presence of condensate over flow warning/shutoff devices.

(b) The inspector shall inspect readily accessible HVAC distribution systems.

(c) With regards to HVAC distribution systems, the inspector is not required to inspect:

1. Electronic air filters, sanitizers, or UV lights;
2. Humidistats;
3. Automatic HVAC zoned systems, dampers, controls, that are not readily accessible;
4. Removable window air conditioning systems.

(3) The inspector is not required to:

- (a) Determine heat supply adequacy or distribution balance;
- (b) Operate heat pump systems when ambient temperatures pose the potential for damage to the air conditioning system;
- (c) Determine cooling supply adequacy, distribution balance or indoor air quality;
- (d) Operate the air conditioning system when ambient temperatures pose the potential for damage to the air conditioning system.