



TO: Development Services Customers

SUBJECT: **Information Bulletin 207**
Roof Top Air Conditioning Heating and Refrigeration Equipment on Existing Roofs

DATE: November 22, 2011 – *Revised February 28, 2012/August 1, 2014*

CREATED BY: Field Services Division

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 207 on roof top air conditioning heating and refrigeration equipment on existing roofs. This bulletin has been updated to incorporate the department's new format for Information Bulletins.

DSD has developed IB in order to describe and clarify the requirements for the installation of roof top air conditioning, heating and refrigeration equipment on existing roof structures.

Scope:

Section 302.1 of the *2012 International Mechanical Code* and section 606.2 of the *2012 International Existing Building Code* states: that the building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the *International Building Code*.

All air conditioning heating and refrigeration equipment shall be located and installed in accordance with this section. Replacement of equipment of same size in (BTU's) British Thermal Units, or same weight capacity and same location would not require any construction documents to be submitted by a professional engineer.

When equipment is to be replaced or modified with equipment weighing more than 5% more than the original equipment or when new mechanical equipment is placed on existing roofs that weighs more than 200 lbs the submittal of a letter will be required with the permit and prepared by a Professional Engineer.

Engineers Letter shall indicate the following:

- 1). Type of construction.
- 2). Joist span.
- 3). Actual weight, size and location of HVAC equipment.
- 4). Reinforcement methods.
- 5). Verification or seal of a registered design professional.
- 6). Prepared plans required for alterations to roof structures to support heavier equipment.

For additional information you can visit our website at www.sanantonio.gov/dsd or any questions, please feel free to contact DSD's Mechanical Inspections Supervisor at (210)207-8242.

Summary:

This Information Bulletin is for informational purposes only.

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