

**TEXAS STANDARDS OF PRACTICE MODULE  
TREC Course #39928**

**Chapter 3  
TEXAS SOP**

**Section 1 Part 1  
Mechanical Systems**



**OBJECTIVES: At the completion this Section, the Inspector candidate will:**

**1. Understand Texas SOP – HVAC Systems**

**1. §535.230 Standards of Practice: Minimum Inspection Requirements  
for Heating, Ventilation, and Air Conditioning Systems**

**1. Heating equipment.**

**1. General requirements. The inspector shall:**

1. report:
  1. the type of heating systems; and
  2. the energy sources; and

***By Fuel Used – 4 Types***

1. *Gas-fired furnaces*
2. *Oil-fired furnaces*
3. *Coal, wood and multi-fuel furnaces*
4. *Electric “furnaces” (heats the air). Not really a furnace!*

2. report as Deficient:
  1. inoperative units;
  2. deficiencies in the thermostats;



- 3. inappropriate location;
- 4. the lack of protection from physical damage;
- 5. burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation;



- 6. the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish;



Attic access panel is not insulated or gasketed

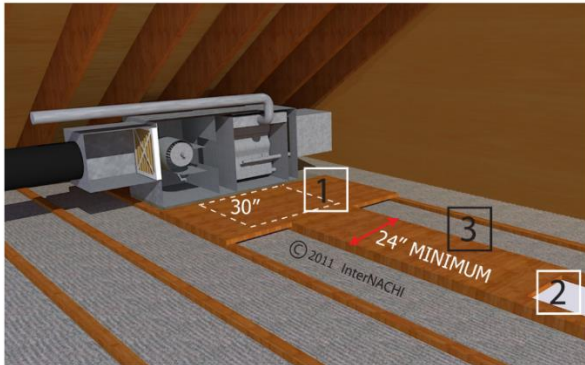


Access panel is insulated and gasketed; this is acceptable as long as insulation is mechanically fastened to cover

182

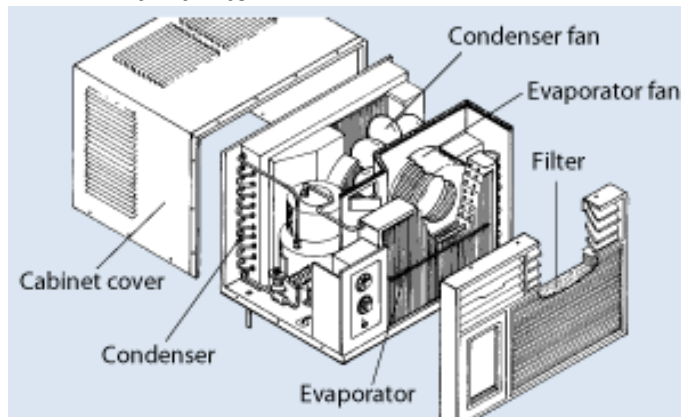
7. when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement; and

MECHANICAL APPLIANCE



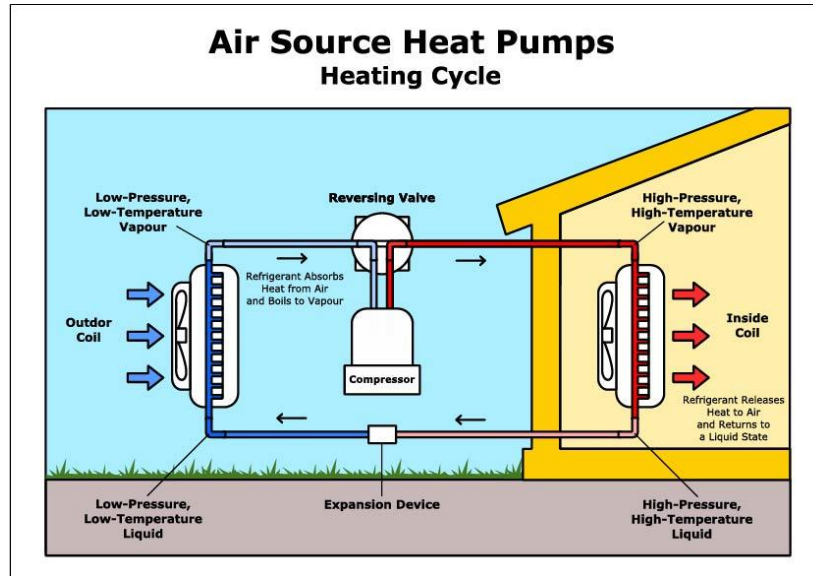
No.	IMC	IRC	Description
1	306.3	1305.1.3	- Minimum 30" x 30" level work area
2	306.3	1305.1.3	- Install mechanical appliances in available areas for observation, maintenance and replacement.
3	306.3	1305.1.3	- Minimum 24" solid floor path

8. deficiencies in mounting and performance of window and wall units.



2. Requirements for electric units. The inspector shall report deficiencies in:

1. performance of heat pumps;



2. performance of heating elements; and
3. condition of conductors; and
3. Requirements for gas units. The inspector shall report as Deficient:
  1. gas leaks in the heating equipment not associated with the gas distribution system;



2. flame impingement, uplifting flame, improper flame color, or excessive scale buildup; and



3. deficiencies in:

1. combustion, and dilution air; and
2. the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

