



Planning & Building Agency  
Building Safety Division  
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## REACH-IN AND WALK-IN COOLERS AND FREEZERS

BLD-27: 07-12-2022

### A. APPLICABLE BUILDING STANDARDS:

1. 2019 California Building Code (CBC)
2. Santa Ana Municipal Code (SAMC)
3. 2019 California Electrical Code (CEC)
4. 2019 California Energy Code (Title 24, Part 6)
5. 2019 California Mechanical Code (CMC)
6. 2019 California Plumbing code (CPC)

### B. BUILDING PERMIT:

1. Submit three (3) sets of complete construction drawings and two (2) sets of structural calculations showing compliance with the 2019 California Building Code requirements for fire and life safety, and vertical and lateral loads. Include a dimensioned building floor plan.
2. *Disabled accessibility will not be required for free standing coolers and freezers that are not accessible to the public. Valuation of improvements for same will not be used in determining disabled accessibility requirements. Freestanding coolers and freezers will be considered as equipment when not accessible to the public.*
3. Submit two (2) copies of equipment certification (UL, NSF, etc.) if available.

### EXCEPTION:

A Building Permit will not be required for pre-fabricated units less than 200 square feet in floor area. Submit two (2) copies of building floor plan, for plan check staff review, showing size and location of the cooler/freezer and all exits. The cooler shall not obstruct any exit. A mechanical permit will be issued for the equipment. Attach floor plan to the inspector's copy of mechanical permit.

### C. PLUMBING PERMIT:

For newly installed building drains and fixtures (floor sinks, floor drains) for condensate line.

### D. MECHANICAL PERMIT:

- a. Issue permit for the appropriate number of walk-in coolers under 200 square feet in size and/or
- b. Issue permit for the appropriate number of compressors and fan coils for walk-in coolers/freezers 200 square feet and larger.
- c. The cooler compressor shall be installed in accordance with the manufacturer's instruction. If the compressor is designed for exterior mounting, Planning Division approval must be obtained and a building permit with structural calculations and drawings may be required for equipment support and equipment screening.
- d. Submit two (2) copies of equipment certification (UL, NSF, etc.) if available.

- e. Note “reach-in” and/or “walk-in” cooler/freezer on the permit application.

**E. ELECTRICAL PERMIT:**

- a. Each compressor and each fan coil shall be permitted as a factory wired unit.
- b. Switches, lights, etc. shall require fees based on an item-by-item basis.
- c. Note “reach-in” and/or “walk-in cooler/freezer” on the permit application.