



Condensate Waste Discharge

PURPOSE: To define suitable locations for condensate waste disposal

BACKGROUND:

California Mechanical Code Section 310 regulates condensate disposal as follows. Condensate from air washers, air cooling coils, fuel burning condensing appliances and overflow from evaporative coolers and similar water supplied equipment or similar air conditioning equipment shall be collected and discharged to an approved plumbing fixture or disposal area. If discharged into the drainage system, equipment shall drain by means of an indirect waste pipe. The waste pipe shall have a slope of not less than 1/8 inch per foot and shall be of approved corrosion resistant material not smaller than the outlet size. Condensate or wastewater shall not drain over a public way.

California Plumbing Code (CPC) Section 211 defines indirect waste pipe as follows, "A pipe that does not connect directly with the drainage system but conveys liquid wastes by discharging into a plumbing fixture, interceptor, or receptacle that is directly connected to the drainage system."

Chapter 8 of the CPC is entitled "Indirect Wastes." Section 801.2 requires a minimum one-inch vertical airgap from the lowest point of the indirect waste pipe to the flood level rim of the receptor. CPC Section 814.5 Point of Discharge, states, "Air conditioning condensate waste pipes shall connect indirectly to the drainage system through an airgap or air break to a properly trapped and vented receptor, dry wells, leach pits, or the tailpiece of plumbing fixtures."

PROCEDURE:

Heating and air conditioning condensate shall discharge to the building exterior, the tailpiece of a fixture or indirectly into an approved fixture. The exterior location may or may not include a dry well or leach pit. The installer must consider freezing when installing an exterior discharge.

Discharging to the tailpiece of a lavatory or laundry standpipe is acceptable.

Approved indirect waste receptors include floor and mop sinks. Please obtain building official approval for other indirect waste receptors.