

SEATTLE / KING COUNTY PUBLIC HEALTH
Community Environmental Health
Plumbing / Gas Piping Inspections

DECISIONS / INTERPRETATIONS
of the Chief Plumbing Inspector

Date: January 25, 2010

Decision No. 10-001

Subject: Indirect Waste Receptor Location for Condensate Drains

Code / Section: 2006 UPC Sections 804.0 and 807.0

Decision. Hub drains, standpipes or similar drains serving as indirect waste receptors for HVAC appliance condensate drainage need not be *readily accessible*, but may be recessed in a wall and shall be *accessible*, provided that;

1. The recessed area containing the waste receptor is sealed water-tight such that overflow of the drain will not leak into the wall cavity,
2. The indirect connection shall be located in the area controlled by the same person controlling the conditioned space, and
3. If a door or panel is installed to enclose the recessed area, the cover shall allow for ventilation of the space and drainage of any overflow.

Background. With the anticipated increase in energy conservative appliances being installed due to updated energy efficiency regulations, condensate discharges to the exterior are resulting in freezing of the drains, which can cause damage to appliances and buildings. Condensate discharge is not as likely to splash as may be the case with fixture discharges. HVAC appliances and equipment may be located in attics and floor-ceiling assemblies over general occupancy areas, such that condensate drains are not always conveniently located near floor drains and floor sinks. It is not uncommon for designers and building owners to want to limit piping in exposed areas where it might be subject to damage or vandalism, such as in a school or similar public occupancy. Not all waste receptors are installed in *readily accessible* locations, such as when located beneath movable restaurant equipment so as to avoid a tripping hazard, or when a clothes washer drain connection is located behind a stackable washer/dryer combination appliance. Therefore, allowing for an accessible location in a wall that is accessible, properly ventilated, and sealed to prevent moisture intrusion is deemed to meet the intent of the code requirement.

Keep in mind also that Section 807.0 allows such connections to be by means of a fixture tail piece or a bathtub overflow. This option may be used for the discharge of a condensate pump also. Additionally, where the trap may be subject to losing its seal, an approve trap priming device is required.

Effective Date: January 25, 2010



Dave W Cantrell
Chief Plumbing Inspector