



ONE TWIN PINES LANE,
SUITE 110
BELMONT, CA 94002
(650) 595-7422
www.belmont.gov

Community Development Permit Center CONDENSATE DISPOSAL (M18)

LAST REVISED:
2022 CA MECHANICAL CODE
310.0, 802.8.3, 802.9

BUILDING OFFICIAL:
DINO FRANCESCONI

310.1 Condensate Disposal. Condensate from air washer, air cooling coils, condensing appliances, and the 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. Where discharged into the drainage system, equipment shall drain by means of an indirect waste pipe. The waste pipe shall have a slope not less than 1/8 inch per foot (10.4 mm/m) or 1 percent slope and shall be of approved corrosion resistant material not smaller than the outlet size in accordance with Section 310.3 or Section 310.4 for air-cooling coils or condensing appliances, respectively. Condensate or wastewater shall not drain over a public way.

310.2 Condensate Control. Where an equipment or appliance installed in a space where damage is capable of resulting from condensate overflow, other than damage to replaceable lay-in ceiling tiles, a drain line shall be provided and shall be drained in accordance with Section 310.1. An additional protection method for condensate overflow shall be provided in accordance with one of the following:

- (1) A water level detecting device that will shut off the equipment of appliance in the event the primary drain is blocked.
- (2) An additional watertight pan of corrosion-resistant material, with a separate drain line installed beneath the cooling coil, unit, or the appliance to catch the overflow condensate due to a clogged primary condensate drain.
- (3) An additional drain line at a level that is higher than the primary drain line connection of the drain pan.
- (4) An additional watertight pan of corrosion-resistant material with a water level detection device installed beneath the cooling coil, unit, or the appliance to catch the overflow condensate due to a clogged primary condensate drain and to shut off the equipment.

