

Condensate Disposal Requirements

Handout No. 6-8
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The proceeding information pertains to condensate discharge requirements for air-conditioning units in residential, commercial and industrial buildings.

Residential Condensate Disposal Requirements -

Condensate discharge for residential air-conditioning units is typically terminated in drywells.

Drywell specifications are as follows:

1. The minimum size of a residential drywell is 2 foot square by 2 foot deep.
2. The nearest edge of the drywell shall be at least 3 feet from any structure or building foundation.
3. The drywell shall be filled with min. 1" rock.
4. The top of the drywell shall be covered with building paper or plastic sheeting with 6" of earth or concrete over that.
5. The condensate pipe from the cooling coil (minimum 3/4") shall **indirectly connect** to a minimum 1 1/2" drainpipe.

Note: The indirect connection shall be made by an air break at the edge of the foundation.

Miscellaneous Information -

When a cooling coil is located in an **attic**, a **secondary** condensate drainpipe shall be installed and shall terminate in a readily observable location such as, over a window or door.

Commercial & Industrial Condensate Disposal Requirements -

Condensate discharge for commercial and industrial air-conditioning units shall be terminated as follows:

- Air-conditioning condensate drains shall be trapped and vented per the conditions of the listing of the equipment and in accordance with the requirements of the Uniform Mechanical Code.
- Condensate from commercial & industrial air conditioning units must **terminate**, either, at the **storm drain or** to a **drywell**.
 - When the condensate is terminated at the **storm drain** -
 - The condensate shall be an **indirect connection** to the storm drain.
 - The condensate drain line shall be hard piped to the storm drain.
 - Note: It is not acceptable to terminate the condensate to a parking lot or roof surface.
 - Note: Indirect connections to storm drainage shall be outside the building.
 - When the condensate is terminated at a **drywell** -
 - The condensate shall be an **indirect connection** to the drywell.

Note: Handouts are available at the Building Division Permit Center, which specify drywell requirements.

Additional information can be obtained by visiting our website at www.ci.san-jose.ca.us/building/ or by calling our Information Inspector's voice mail at (408) 277-2470 and leaving a detailed message. In addition you may visit the Building Division in City Hall at 801 N. 1st Street, Room 200. Our hours are 9:00 a.m. to 4:00 p.m. with limited service between 12:00 p.m. and 1:00 p.m.