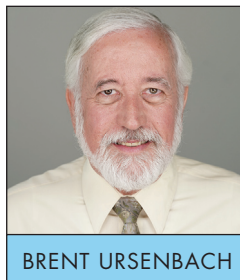# MECHANICAL CODE DISCUSSION

Condensate Discharge

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THE CODES REGULATING condensate drains include the Mechanical (IMC), Fuel Gas IFGC), Plumbing (IPC), and Residential Code (IRC). These codes generally state these drains should be run to an approved location, meaning any place the authority having jurisdiction (AHJ), or code official allows. Too often, especially on retro-fits, HVAC installers and technicians not familiar with the plumbing codes directly tie condensate drains to any nearby ABS/PVC drain, waste, or vent line. This is a serious violation of the code, creating health risks and unpleasant odor problem. The 2021 International Mechanical Code includes a significant update in a new sub-section, clarifying approved condensate discharge locations. (Note: underlining indicates new code text.)
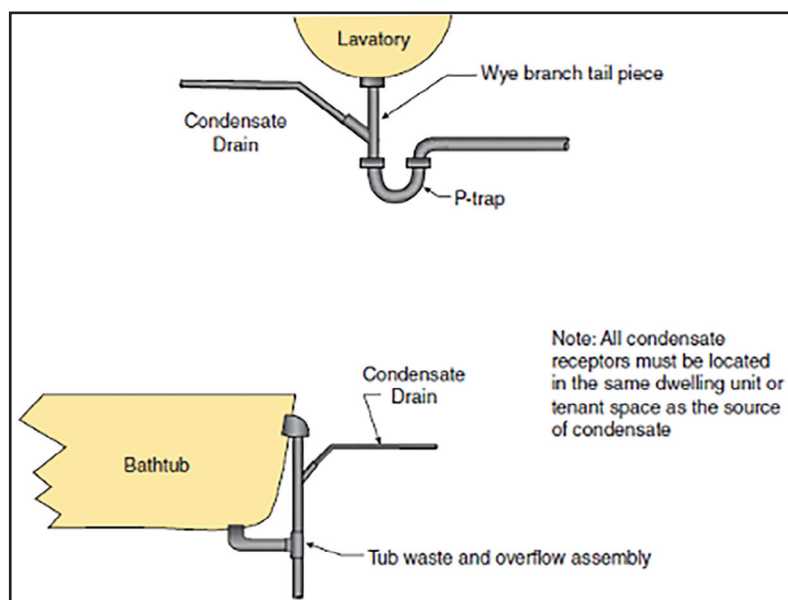
2021 IMC: 307.2.1.1

Condensate discharge. Condensate drains shall not directly connect to any plumbing drain, waste, or vent pipe. Condensate drains shall not discharge into a plumbing fixture

other than a floor sink, floor drain, trench drain, mop sink, hub drain, standpipe, utility sink or laundry sink. Condensate drain connections to a lavatory wye branch tailpiece or to a bathtub overflow pipe shall not be considered as discharging to a plumbing fixture. Except where discharging to grade outdoors, the point of discharge of condensate drains shall be located within the same occupancy, tenant space or dwelling unit as the source of the condensate.

Notice the approved locations include lavatory tailpieces and bathtub overflows as indicated in these illustrations provided courtesy of the *International Code Council.*

Notice each location is protected with a p-trap which will typically maintain a trap seal through regular fixture use. Connection to other plumbing fixture is prohibited. Watch for, in a future edition, a review of other condensate requirements found in the I-codes.

Best wishes for success in 2024 and thanks for your support and input. —Brent. ∎