

CONDENSATE

The IFGC regulates the proper disposal of condensate that results from either cooling or combustion processes. Cooling coils and evaporators installed in forced air furnaces, as part of the air conditioning system, generate condensate. High-efficiency category IV furnaces have low-temperature flue gases that also produce condensate in the vent. In many cases, both conditions exist in the same appliance. In general, condensate must drain to an approved location such as a floor drain. Where the appliance is installed in an upper story or an attic, where water leakage will cause damage to building components, such as the drywall ceiling of the living space below, additional preventive measures are required.

The most common method to prevent water damage to construction materials because of a stoppage in the primary drain is to install an auxiliary drain pan below the appliance. In addition to prescribing the pan dimensions and materials, the IFGC requires discharge to a conspicuous location to alert occupants of a problem. As an alternative to the auxiliary drain pan, the code permits installation of a secondary $\frac{3}{4}$ -inch drain line from the appliance's integral drain pan discharging to a conspicuous location. Acceptable alternatives to the auxiliary pan or secondary drain provide for automatic shutdown of the appliance when a stoppage in the drain occurs (Figure 11-8).

Where condensate pumps are used and are located in uninhabitable spaces, such as an attic, the pump must be interconnected with the appliance such that if the pump fails, the appliance will not operate (Figure 11-9). [Ref. IFGC 307.5, 307.6 and IRC G2404.10, G2404.11]

You Should Know

See the *International Plumbing Code* for condensate piping and discharge location requirements. ●

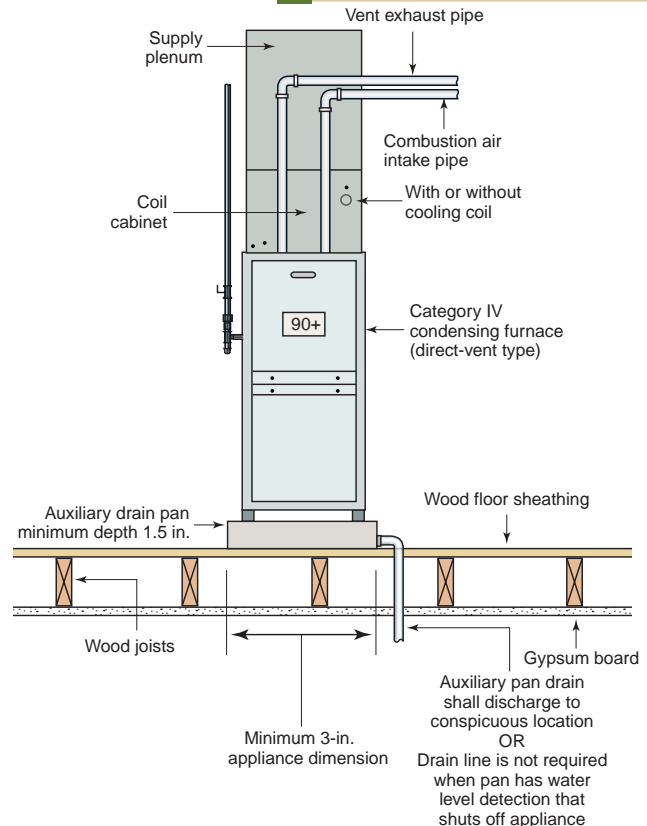


FIGURE 11-8 Auxiliary drain pan for condensate

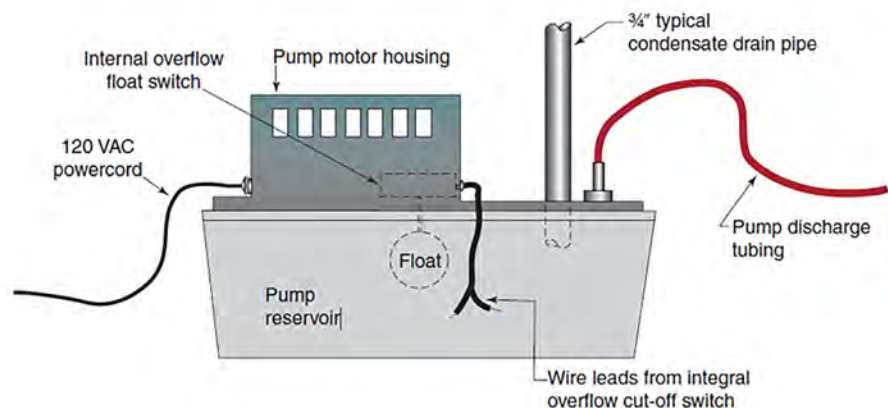


FIGURE 11-9 Condensate pump