

City of Newport Beach - Building Department

MECHANICAL CODE POLICY

Effective Date	Subject	Policy No.
January 24, 2000 Revised August 5, 2003	Approved Locations for Condensate Drain Discharge	U.M.C. 309.3 C.M.C. 310.1

In order to clarify a discrepancy between section 310.1 of the 2001 California Mechanical Code and Section 807.2 of the 2001 California Plumbing Code, the following will be the policy of the City of Newport Beach Building Department:

Primary condensate discharge shall be to the sanitary sewer by means of an approved floor sink with an air gap above the overflow rim of the fixture or discharge by direct connection to a lavatory tailpiece as outlined in section 807.2 of the California Plumbing Code.

Where neither of the above options are available, the condensate drain may discharge into a gravel sump with a minimum of 3 cubic feet of coarse gravel in a planting area. Under no circumstances shall the discharge be allowed to drain across any walking surface or to the public way.

Jay Elbetta, Building Director