

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0110

INTERPRETATION

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Interpretation Date:	June 15, 2021
Building Code Edition:	BC Building Code 2018, Book II: Plumbing Systems (BCPC)
Subject:	One Trap Serving Multiple Fixtures
Keywords:	Trap, Fixtures, Continuous Waste
Building Code Reference(s):	2.4.5.1.(2), 2.4.5.1.(3), 2.4.8.2.(1), Note A-2.4.5.1.(2) & (3), 2.6.1.7.(10)(c)

Question:

Can the trap for a kitchen sink be used as a continuous waste for the connection of a pan drain serving a hot water tank?

Interpretation:

No,

Sentences 2.4.5.1.(2) and (3) provide exceptions to Sentence 2.4.5.1.(1) which states that fixtures shall be protected by a separate trap. The situations mentioned in both of these Sentences are well illustrated in the Notes A-2.4.5.1.(2) and (3).

In addition, Sentence 2.4.8.2.(1) limits the developed length of the fixture outlet pipe to 1200 mm.

A number of Authorities Having Jurisdiction may accept the use of a single trap to protect a lavatory and hot water tank pan drain in certain circumstances. The most common application that this may be permissible is in the case of a multi-unit commercial occupancy where the plumbing is located in a remote location. One of the considerations is that the lavatory and pan drain only discharge waste that is predominantly clear. This is not the same condition as would be present with a food preparation sink in a kitchen or lunch room. This situation may be deemed as an acceptable location in conformance with Clause 2.6.1.7.(10)(c).

This Interpretation is consistent with POABC Interpretation #4106 (attached). Another option is to connect the hot water tank pan drain indirectly to the fixture outlet pipe which is consistent with BCBCIC Interpretation #98-0114 (attached).



Patrick Shek, P.Eng., CP, FEC, Committee Chair

The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.

BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC

File No: 98-0114

INTERPRETATION

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Interpretation Date: April 21, 2004

Building Code Edition: BC Building Code 1998

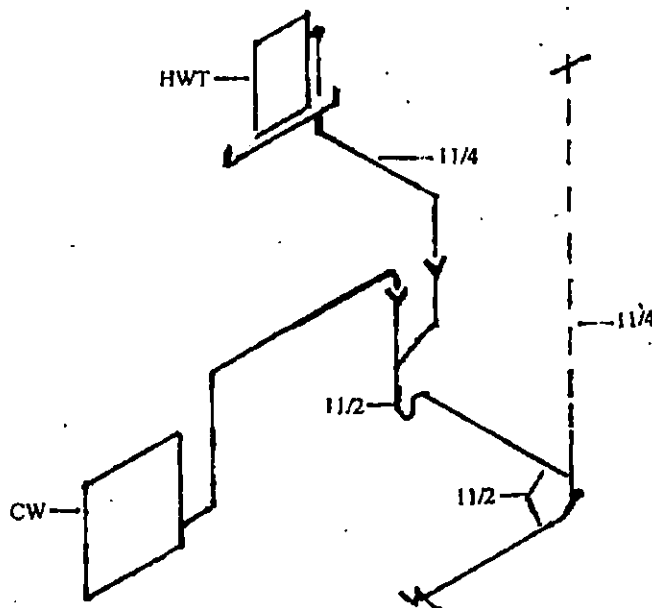
Subject: Pan Drain Connections

Keywords: Service Water Heaters , Pan drains

Building Code Reference(s): 7.6.1.7. (9) (a) (b) (c)

Question:

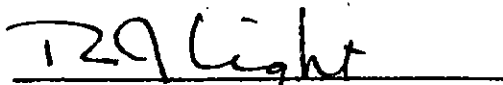
Is it acceptable to discharge a service water heater pan drain to a clothes washer standpipe?



Interpretation:

Yes Providing the indirect connection for the pan drain is located at or above that of the clothes washer.

It is understood that the service water heater is within the occupancy it serves.



R. J. Light, Committee Chair

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POABC INTERPRETATION

PLUMBING OFFICIALS' ASSOCIATION OF B.C.

Manual Reference Section: 4	2006 Code Reference:
Date: February 11, 2010	Sentence 7.4.5.1
Interpretation No.: 4106	Page #: 1 of 1
<p>Question:</p> <p>1) Does the code permit the connection of a pan drain from a water heater to a fixture outlet pipe from a kitchen sink which also receives a garbage disposal and dishwasher?</p>	
<p>Interpretation:</p> <p>1) No.</p> <p>7.4.5.1.(2) states:</p> <p style="padding-left: 40px;">“One <i>trap</i> may protect</p> <p style="padding-left: 40px;">a) all the trays or compartments of a 2- or 3-compartment sink, b) a 2-compartment laundry tray, or c) 2 similar single compartment <i>fixtures</i> located in the same room.”</p> <p>7.4.5.1.(3) states further:</p> <p style="padding-left: 40px;">“One <i>trap</i> may serve a group of floor drains or shower drains, a group of washing machines or a group of laboratory sinks if the <i>fixtures</i></p> <p style="padding-left: 40px;">a) are in the same room, and b) are not located where they can receive food or other organic matter.”</p> <p style="text-align: center;">(Also see POABC Int. #4100)</p> <p>7.4.8.2.(1) also limits the developed length of a fixture outlet pipe to a maximum of 1200 mm.</p>	
Approved: VIPCC	Feb. 11, 2010
LMPCC	Feb. 4, 2010