


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 24-0019

INTERPRETATION

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Interpretation Date:	August 13, 2024
Building Code Edition:	BC Building Code 2024, Book II: Plumbing Systems (BCPC) and BC Building Code Book I: General
Subject:	Installation Requirements for Condensate Drains
Keywords:	Condensate Drain, Drainage System, Connections
Building Code Reference(s):	2.2., 2.3. and 2.4.2.1. of the BCPC
Question:	<ol style="list-style-type: none">1. Does the condensate piping from HVAC equipment need to comply with the requirements for drainage piping in the BCPC?2. Can the condensate piping terminate outdoors?
Interpretation:	<ol style="list-style-type: none">1. No. <p>The condensate piping from HVAC equipment, an HRV for example, need not comply with the requirements for drainage piping contained in the BCPC. That said; however, the termination of that piping, and where and how it is connected to a drainage system (including the load imposed on that system), must comply with the applicable minimum requirements of the BCPC (See BCIC Interpretation #18-0283 for further information).</p>2. Yes (with conditions). <p>Since most condensate piping from HVAC equipment is typically of smaller diameter (NPS 3/4 or 1), the piping could be subject to frost closure during the winter months so care must be taken to ensure that this is prevented. In addition, the termination of the condensate line should not be in a location which could lead to the creation of a hazardous situation (over a paved walkway for example which could lead to ice formation).</p>  <hr/> <p>Patrick Shek, P.Eng., CP, FEC, Committee Chair</p>
<p>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 <i>Authority Having Jurisdiction</i>. The views of the joint committee should not be construed as legal advice.</p>	