



**Informal Interpretation Report
Number 6256**



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Section 307.2.3

Question:

Is it the intent of Florida Building Code - Mechanical section 307.2.3 to require secondary drain pans or float switches for ductless mini-split systems?

Answer

Yes. The intent of Florida Building Code - Mechanical section 307.2.3 is to install a secondary drain pan or a water level detection device.

Commentary:

There is no exception in the code for a mini-split system. While the International Building Code - Mechanical DOES allow the water level detection device to be installed in the primary drain line, the Florida Building Code - Mechanical DOES NOT. The section from the IMC was left out because quite often the primary drain pan/line plugs up at the outlet of the pan and if the water level detection device is in the primary drain then the unit would not shut down. Mini splits usually do not have a secondary (overflow) drain line built into the unit so this leaves you with only two options. 1.) Install an auxiliary drain pan or, 2.) Install a water level monitoring device in the primary drain pan as required by section 307.2.3.1.

Notice:

The Building Officials Association of Florida, in cooperation with the Florida Building Commission, the Florida Department of Business & Professional Regulation, ICC, and industry and professional experts offer this interpretation of the Florida Building Code in the interest of consistency in their application statewide. This interpretation is informal, non-binding and subject to acceptance and approval by the local building official.