



Informal Interpretation Report Number 6373



Date November 15, 2009

Edition 2007

Section 1104.3

Question:

Is it the intent of Florida Building Code - Plumbing Section 1104.3 to prohibit disposal of air handler condensate into the storm water system through a floor drain?

Answer

Yes. Florida Building Code - Plumbing Section 1104.3 prohibits disposal of air handler condensate into the storm water system through a floor drain. The intent of 1104.3 is that floor drains (regardless of their intended use) are prohibited from connecting to the the storm drainage system.

Commentary:

There are several reasons for this prohibition, among thme are concerns of cleaning chemicals being introduced into the storm drainage system, floor drains installed in mechanical rooms used as plenums and storm water backing up into the building. FBC - Plumbing Section 1104.3 does not address condensate disposal, it simply prohibits the connection of floor drains to the storm drainage system.

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.