



BROWARD COUNTY BOARD OF RULES AND APPEALS

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FBC 6th Edition (2017) FORMAL INTERPRETATION (#4)

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James DiPietro

—Established 1971—

DATE: October 12, 2017

TO: All Building Officials

FROM: James DiPietro, Administrative Director 

SUBJECT: Insulation Requirements for Condensate Drains.

At its meeting of October 12, 2015, BORA approved an interpretation of the following Sections of the 6 Edition (2017), Florida Building Code, Mechanical 307.2.1; Residential M1411.3, and 1206.11; Energy Conservation C403.2.10, and R403.4. See attached code sections.

Questions have been raised about the code requirement to insulate condensate drains that were installed vertically or at an angle (pitched).

All condensate drain lines are required to have a slope to insure proper drainage and therefore are not perfectly horizontal. The code does not address the insulation of condensate drains lines that are installed vertical or at an angle (pitched). It appears the intent of the code was to apply to condensate piping which is installed in a relatively horizontal manner.

Formal Interpretation:

All primarily horizontal condensate drains pipes within unconditioned areas shall be insulated to prevent condensation from forming on the exterior of the drain pipe. Only primary condensate drain lines within unconditioned areas installed in a relatively horizontal manner are required to be insulated.

EFFECTIVE DATE: October 20, 2005

RE-ISSUED: October 12, 2017

EFFECTIVE DATE: January 1, 2018

*****PLEASE POST AT YOUR PERMIT COUNTER*****