



# BROWARD COUNTY BOARD OF RULES AND APPEALS

## FBC 8<sup>TH</sup> EDITION (2023) FORMAL INTERPRETATION #38

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**VACANT**  
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Roofing Contractor

**VACANT**  
Structural Engineer

**Board Attorney**  
Charles M. Kramer, Esq.

**Administrative Director**  
Dr. Ana Barbosa

— Established 1971 —

**DATE:** September 12, 2025  
**TO:** All Building Officials  
**FROM:** Dr. Ana Barbosa, Administrative Director  
**SUBJECT:** Condensate Disposal

At its meeting on September 11, 2025, the Board approved an interpretation of Broward County Amendments to Chapter 3, Subsection 307.2.1 of the 2023 Florida Building Code – Mechanical, 8<sup>th</sup> Edition.

### 307.2.1 Condensate disposal.

Condensate from all cooling coils and evaporators of equipment served by an onsite cooling tower in a building or structure wherein the aggregate cooling capacity of the equipment exceeds 65,000 Btu/hr shall be collected and conveyed from the drain pan outlet and discharged to the cooling tower. Where an on-site cooling tower is not installed, the condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley, or other areas so as to cause a nuisance.

#### Exceptions:

1. Condensate from cooling coils and evaporators is not required to be collected and conveyed to an on-site cooling tower, provided 1.1 through 1.3 are met:

1.1 The equipment comprises 10% or less of the total capacity of the cooling tower system.

1.2 The equipment is located in an isolated or remote area.

1.3 The size of the equipment is 65,000 Btu/hr or less.

2. In existing buildings, condensate may be collected and conveyed to a cooling tower or discharged to an approved place of disposal.

### ***Formal Interpretation:***

To qualify for the exception, all the conditions from 1.1 to 1.3 must be met. The Designer of Record shall determine what equipment is considered isolated or remote.

EFFECTIVE DATE: September 12, 2025

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