



BROWARD COUNTY

BOARD OF RULES & APPEALS

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www.broward.org/codeappeals

2010 FBC FORMAL INTERPRETATION

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James DiPietro

—ESTABLISHED 1971—

DATE: October 20, 2005

TO: All Building Officials

FROM: James DiPietro 
Administrative Director

SUBJECT: **Insulation Requirements for Primary Condensate Drains**

At its meeting of October 20, 2005 the Board approved an interpretation of Sec. 307.2.5 of the Florida Mechanical Code (FMC). This section states "All horizontal primary condensate drains within unconditioned areas shall be insulated to prevent condensation from forming on the exterior of the drain pipe."

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:

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: March 1, 2009

RE-ISSUED: March 15, 2010

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