



BROWARD COUNTY BOARD OF RULES AND APPEALS

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FBC 5th Edition (2014) **FORMAL INTERPRETATION (#4)**

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James DiPietro

—ESTABLISHED 1971—

DATE: May 18, 2015
TO: All Building Officials
FROM: James DiPietro, Administrative Director 
SUBJECT: Insulation Requirements for Primary Condensate Drains.

At its meeting of May 14, 2015, BORA approved an interpretation of Sec. 307.2.5 of the 5 Edition (2014), Florida Mechanical Code (FMC); (same section on 2010 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
RE-ISSUED: May 14, 2015
EFFECTIVE DATE: June 30, 2015

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