



BROWARD COUNTY BOARD OF RULES AND APPEALS

FBC 8TH EDITION (2023) FORMAL INTERPRETATION (#3)

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Charles M. Kramer, Esq.

Board Administrative Director
Dr. Ana Barbosa

— Established 1971 —

DATE: October 12, 2023
TO: All Building Officials
FROM: Dr. Ana Barbosa, Administrative Director 
SUBJECT: Insulation Requirements for Condensate Drains

At its regularly scheduled meeting on October 12, 2023, the Broward County Board of Rules and Appeals approved an interpretation of the following Sections of the 8th Edition (2023), Florida Building Code, Mechanical 307.2.1 and 1206.11; Residential M1411; 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 ensure proper drainage and, therefore, are not perfectly horizontal. The code does not address the insulation of condensate drain lines that are installed vertically 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 drainpipes within unconditioned areas shall be insulated to prevent condensation from forming on the exterior of the drainpipe. Only primary condensate drain lines within unconditioned areas installed in a relatively horizontal manner are required to be insulated.

EFFECTIVE DATE: October 20, 2005
EFFECTIVE DATE: December 31, 2023

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