CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement

CONDENSATE DISPOSAL REQUIREMENTS

This bulletin describes the condensate disposal termination requirements for air-conditioning and water heater condensates in residential, commercial, and industrial buildings. Always check the current Building, Plumbing, and Mechanical code to verify requirements, codes, interpretations, and additionally consult the manufacturer's installation instructions.

TERMINATION OPTIONS

Condensates may terminate via an airgap or air break to any of the following:

- A trapped and vented receptacle such as a standpipe receptor, mop sink, floor sink, etc.
- A dry well (see illustrated options on page 2)
- The tail piece of plumbing fixtures
- An engineered landscape retention area (bioswale) designed to accommodate the additional condensate load
- In addition to the options above:
  - ***On single-family/duplex properties*** - Heat pump water heaters may terminate at any exterior surface that is not part of a main entrance to residence or paths of egress. Provide splash block at landscape terminations.
  - ***On commercial properties*** - Condensate from commercial equipment may terminate at a roof drain only if that drain is directly connected to a storm drainage system and does not daylight to the site.
  - ***For equipment/appliances located in an attic, furred space, or dropped ceiling*** - Please refer to Mechanical and Plumbing codes for secondary protection requirements. CMC 310.2 and CPC 814.2.

PLEASE SEE ILLUSTRATION DETAILS FOR DRYWELLS ON PAGE 2.

BUILDING INFORMATION INSPECTOR
Email us or leave a voice message with your questions about codes, plan review, or the inspection process. We strive to respond within 2 business days:

infoinspector@sanjoseca.gov

408-535-7641

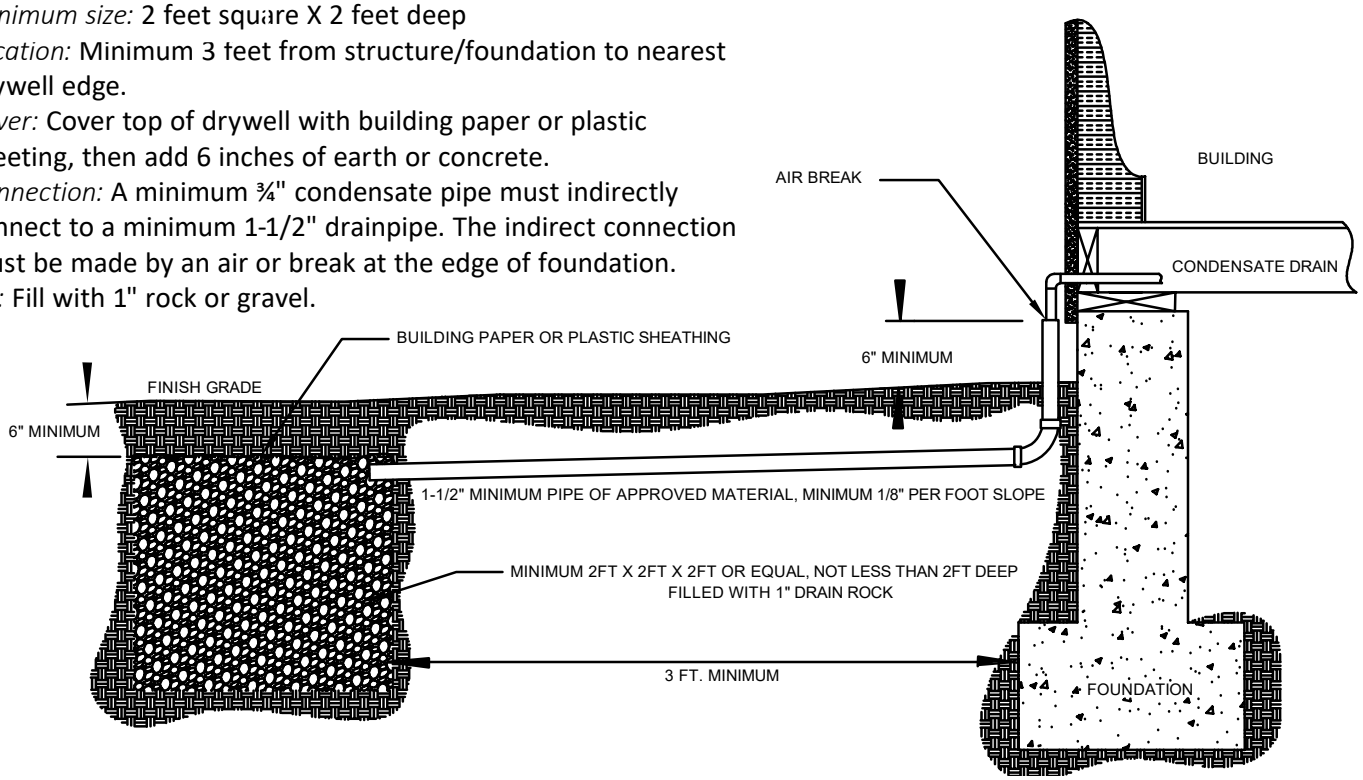
FIELD COORDINATOR
If you have an active permit, you can get help from your Field Coordinator. Find their direct phone number on your permit card, inspection notice, or the Field Coordination Areas Map.

Development Services
Permit Center
San José City Hall - 1st FL
200 E. Santa Clara St.
San José, CA 95113
408-535-3555

DRYWELL OPTION 1

NOT FOR COOLING EQUIPMENT EXCEEDING 20 TONS

- *Minimum size:* 2 feet square X 2 feet deep
- *Location:* Minimum 3 feet from structure/foundation to nearest drywell edge.
- *Cover:* Cover top of drywell with building paper or plastic sheeting, then add 6 inches of earth or concrete.
- *Connection:* A minimum ¾" condensate pipe must indirectly connect to a minimum 1-1/2" drainpipe. The indirect connection must be made by an air or break at the edge of foundation.
- *Fill:* Fill with 1" rock or gravel.



DRYWELL OPTION 2

- *Drywell rings:* Use 24" diameter grade rings. Minimum two rings for up to 30 tons of cooling; for each additional 30 tons, add two rings.
- *Location:* Minimum 8 feet from structure/foundation to nearest drywell edge.
- *Cover:* Provide a solid concrete cover.
- *Connection:* A minimum ¾" condensate pipe must indirectly connect to a minimum 1-1/2" drainpipe. The indirect connection must be made by an air gap or break at the edge of foundation.
- *Fill:* Surround bottom and all around with minimum 6-inch layer of 1" rock or gravel.