



THE CODE ADVISOR

**Approved Code
Services, Inc.**
717-215-5849

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Issue 7

*Professional Assistance in the Building Codes for Architects,
Engineers and Contractors*

Question of the Month

From the “**Quick Code Answers**”
Telephone Support records.

Quick Code Answers is an annual subscription service that provides Phone & On-site technical support for your Building Code questions. **Call us to subscribe!**

Q: Where is condensate allowed to be discharged?
Every code official seems to have a different opinion.

A: The IPC and IMC have specific requirements for condensate disposal – especially products of combustion. These requirements include the piping material, slope and over-flow protection of the system. The code is also clear about where and how it cannot be discharged. It may not be directed into a street or any place that would cause a nuisance or directly connected to a sanitary sewer.

But, here is the reason for the wide range of opinions. The exact discharge method and location are always described as an “approved method” or “approved place of disposal”. In the code, the word “approved” means acceptable to the local official or Authority Having Jurisdiction (AHJ). In essence, the code defers the final decision about disposal to the local authority because local ordinances and site conditions must be considered.

See **IPC 314 and IMC 307** for more details.

Code Tip



Drinking fountains that are wall-mounted in a hallway or lobby often create an accessibility hazard for sight impaired pedestrians. Wall-hung water coolers can violate the Protruding Object requirements when they are not recessed to limit their extension into the circulation path. Non-recessed units can effectively be protected with wall extensions that close the 27” gap at the floor and limit the protrusion to 4 inches. Attention must be given to the separation distance of these walls (generally 30”), since drinking fountains require clear floor space for a forward approach.

Taken from our **De-Coding the Accessibility Code** Seminar.

Current Events

Free ADA Technical Assistance

The US Department of Justice is offering a valuable tool for designers who need to apply the federal ADA standards. This free CD-ROM contains a complete collection of the Department’s extensive library of ADA materials. It includes the Department’s regulations, architectural design standards, and technical assistance publications. Designed for easy use on laptop computers in the field, or other computers that lack high speed Internet access, the CD-ROM will make searching documents and identifying appropriate ADA information easier and more efficient.

Order the CD online at ada.gov or call 800.514.0301

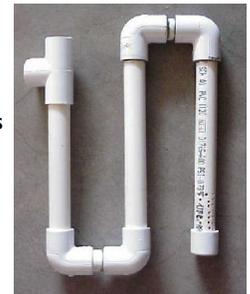
Client Highlight

Lower Paxton Township
425 Prince Street
Harrisburg, PA 17109

Dan Slatt, Building Inspector

Background Information:

This question most commonly refers to condensate from two sources. It is liquid produced by high-efficiency fossil fuel burners or AC coils. Even though this condensate is not considered hazardous, the combustion type can be slightly corrosive, containing hydrochloric and sulfuric acid.



Disposal to grade, a roof drain or sanitary sewer are all common and acceptable methods. Some Sewer Authorities do not want the extra load on their treatment systems. When it is allowed, the code requires an indirect connection – through an air gap to protect the air handler from sewer gas contamination (*IPC802.1.5*).

Approved Code Product Highlight



Public Seminar - Coming October 7

Decoding The ADA

Our popular accessibility seminar is being presented in the Mechanicsburg area on **Tuesday, October 7th from 9am until 4pm.**

Price is only \$199 which includes all seminar materials and lunch.

Reserve your seat now! Space is limited.

Read the seminar description at our website (www.approvedcode.com) or call 717-215-5849 with questions.

If you design or build commercial buildings, this will be a valuable day of training!

Recommended Resources

Finally, the long promised COMMENTARY for the IBC's accessibility standard!

This should help put **designers and code officials** on the same page.

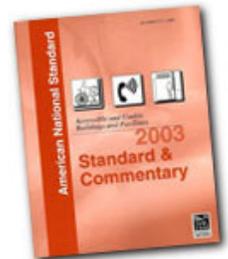
ICC/ANSI A117.1-2003 Standard & Commentary

This tool will help you understand the application and intent of the accessibility standard. It contains the complete text of the ICC/ANSI A117.1-2003 Standard for Accessible and Usable Buildings and Facilities accompanied by corresponding commentary.

(Soft-cover, approximately 290 pages)

Price \$48.00

Product #: 9033C03



Got Code Questions?



Maybe something that has been inspected and passed on one job and failed on the next?

Or maybe you are just wondering about the reason for a certain code.

Submit your code question to **code_question@ApprovedCode.com**

Be sure to include a daytime telephone number in case we need more information.

We will respond to your question by e-mail or phone as soon as possible.

APPROVED Code Services, Inc. provides building code support services, training and products to assist design professionals and builders in the proper application of the building code. Our staff is experienced and fully certified in all areas of the Pennsylvania State Building Code, both residential and commercial. Information provided in this newsletter is believed to be accurate and appropriate for the situation being presented. All information must be cross checked with a code book for suitability to the application. The local building code official and the appeals board have the final authority for interpreting the code in each jurisdiction.



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