

**Audit Tips –
September 2009**

Address: PO Box 552, Camberwell VIC 3124

Phone: (03) 1800 015 129 **Fax:** (03) 9889 3633



**Plumbing
Industry
Commission**

Termination of condensate drains

The termination points of condensate/bleed down drains for air conditioners, high efficiency heaters & evaporative coolers shall discharge from a building as required in the *Plumbing Regulations 2008*;

Requirements for condensate and bleed down drains

- (1) Condensate drains and bleed down drains installed in heating, cooling and air-conditioning equipment (including evaporative coolers) other than cooling towers must discharge to any of the following—
 - (a) an evaporative tray if specified by the manufacturer;
 - (b) a sanitary drainage system by way of a tundish or self-sealing device, which complies with either Clause 4.6.7.8 or Clause 11.22 of AS/NZS 3500.2;
 - (c) a surface water drainage system;
 - (d) an absorption pit, but only if a sanitary or surface water drainage system is not available and the discharge water will not cause damage to buildings or facilities by changing soil moisture conditions;
 - (e) a stormwater downpipe directly over the connection to the roof gutter; or
 - (f) directly to the stormwater downpipe below the connection to the roof gutter provided a means of overflow or reverse flow protection is incorporated.
- (2) Drains from a cooling tower must discharge to a sanitary drainage system in accordance with any applicable trade waste agreement.
- (3) In this clause—

bleed down drain means a drain that collects fluid from a valve used for bleeding or purging;

evaporative tray means a tray used to gather excess moisture or condensation for the purpose of evaporation.

For Further information visit www.pic.vic.gov.au Technical Solutions 7: Mechanical Services.