



TO: Development Services Customers
SUBJECT: **INFORMATION BULLETIN 163**
Condensate Collection – City Code 34-274.1
DATE: September 17, 2009/*Revised August 1, 2014*
CREATED BY: Plan Review Division

Purpose:

As a customer service initiative, the Development Services Department (DSD) has created this **revised** Information Bulletin (IB) 163 in order to describe and clarify the requirements for condensate collection system design based on past customer questions, and as guidance for department plan review and inspections. This bulletin has been updated to incorporate the department's new format for Information Bulletins.

Scope:

DSD in enforcing these ordinances have developed informal guidelines for enforcement. This IB provides written requirements based on past problems and solutions, with the goal of satisfying SAWS condensate recycle requirements and City Code 34-274.1.

Sec. 34-274

- (1) Condensate collection. Newly constructed commercial buildings installing air conditioning systems on and after January 1, 2006, shall have a single and independent condensate wastewater line to collect condensate wastewater to provide for future utilization as:
 - a. Process water and cooling tower make-up, and/or
 - b. Landscape irrigation water. Condensate wastewater shall not be allowed to drain into a storm sewer, roof drain overflow piping system public way or impervious surface.

(Ord. No. 100322, § 1(Att. A), 1-20-05)

SAWS in response to issues regarding enforcement of the ordinance above, has issued an Administrative Guidance dated January 15, 2008 which includes the following:

- (1) Commercial projects with proposed systems with total tonnage of less than 10-tons are eligible for an exception to the code requirements.
- (2) An exception is allowed for 2 discharge points.

SAWS has further communicated that their preference where condensate water is not proposed or being used for landscaping irrigation or process make-up water, is for condensate to be available for future use and that condensate is to be discharged to the sanitary system for use in the SAWS Recycling Centers.

DSD recognizes that the use of pumps in the condensate collection systems is not cost effective and has further negative consequences regarding energy conservation and maintenance. In addition, air conditioning condensate designs for new tenant lease spaces are limited due to the lack of ability to modify other adjacent tenant spaces.

Based on the requirements of the code, SAWS administrative guidance, SAWS stated preferences and past informal solutions to implementation problems, DSD is implementing the following guidance for design, plan review, and inspections.

- Condensate for air conditioning systems shall be provided to a sanitary drain where not used for, or being collected for future irrigation or make-up water. Acceptable locations are via an air gap to a fixture such as a mop sink, to the tailpiece of a plumbing fixture or can be used in lieu of a trap seal primer for a trap seal that is subject to loss by evaporation. Where condensate is used in lieu of a trap seal primer the trap will be required to be a deep seal trap.
- Designs that have a new air conditioning system installed for a new structure will require single condensate collection of those new units if the total tonnage is over 10 tons, or if the structure is a multi-story building, with the intent of current or future utilization for make-up water and/or irrigation. Condensate disposal for systems less than or equal to 10 tons still require disposal to the sanitary sewer.
- For new systems designed for larger one-story buildings where the system is designed with multiple units not installed in close proximity, and where it is not possible to manifold the condensate into one collection point without a pumping system, multiple collection points may be considered by DSD. Where it is not physically possible to maintain the 1/8-inch minimum slope of condensate lines and be able to tie the condensate together, multiple collection points may be approved through an Administrative Exception ([Information Bulletin 124](#)). The request is to be submitted to DSD showing how the proposed design meets the intent of the code.
- For lease spaces in a multi-tenant retail center it is not usually feasible to manifold the condensate lines together involving adjacent spaces. Each individual lease space will not be required to tie into adjacent tenant condensate lines. Each space shall be required to design condensate lines as if the space were a standalone structure in order to comply with the code.
- Repair, replacement, or relocation of existing units may be undertaken without needing to comply with this ordinance where the existing condensate collection does not meet the code requirements.

If you have any questions regarding this Information Bulletin or the procedure for designing condensate collection systems, or plan review and/or inspection issues related

to condensate collection systems, please call the Plan Review Staff at DSDPlansManagement@sanantonio.gov or by calling (210) 207-4408.

Summary:

This Information Bulletin is for informational purposes only.

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