

**BUILDING DIVISION DIRECTIVE
P-006**

CPVC Condensate and Indirect Drains

Reference: CBC Section 714

CPC Section 301, 701.1, Chapter 15

Date: Dec. 17, 2014

A. Scope of Application

The following requirements in section B shall be incorporated into the design and installation of condensate drains, safe pan drains, and other similar indirect drains when approved using CPVC piping on the interior of buildings. This Directive is intended to facilitate the use of an alternate material for established methods of installation that meet the level of safety and integrity sought to be obtained by the California Building Code (CBC), California Plumbing Code (CPC), and the City of San Jose Building Department. The use of CPVC shall not be restricted based on the limitations set forth in the California Plumbing Code (CPC) Section 701.1 (HCD1 and HCD2) for ABS and PVC piping installations in buildings with more than two stories of residential accommodations.

B. Requirements

Confirmation of CPVC pipe compatibility with residual refrigerant oils from HVAC equipment when used as condensate drain piping material shall be provided prior to approval and/or installation.

All installations of CPVC for condensate, pan drain, or similar piping shall be installed according to the pipe and equipment manufacturer's installation instructions and applicable sections of the CBC and CPC.

All penetrations of rated construction shall be protected with a listed and approved through-penetration or membrane penetration fire-stop system compatible with CPVC installed in accordance with the listing, the fire-stop manufacturer's installation instructions, and applicable sections of the CBC and CPC.

On projects where the approved plans specify piping other than CPVC for condensate or pan drains, a letter from the building owner, architect, or engineer of record will be required to record the acceptance of the change in material to CPVC.

CPVC condensate drains that penetrate podium decks shall be protected by listed through-penetration products with appropriate F and T Ratings installed in accordance with the product manufacturer's installation instructions, applicable sections of the CBC, CPC, and where possible, shall not have openings within the parking garage or any location where smoke may migrate through the pipe into the building.

Condensate drains using common vertical risers shall make individual connections to the common vertical riser, as low as practical, to minimize the possibility of smoke migration between commonly connected dwelling units. The common vertical riser may extend full size through the roof.

Approved by



Chu Chang, P.E., LEED AP
Chief Building Official
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