



## CITY OF MILPITAS

Office of Building Safety  
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### CONDENSATE DISPOSAL REQUIREMENTS

**Policy:****BDP-PL07**

Effective Date:

9/18/2024

Proposed by:

BT

Last Reviewed/  
Revised:Reviewed/  
Revised by:

Approved By:

**Bill Tott**  
Building Official**CODE REFERENCES:**

2022 CPC Sections 814.0

**POLICY:****Residential**

Condensate must discharge by gravity to a drywell, or an indirect waste to landscaped area, or a condensate pump that connects to an indirect waste. Condensate pump discharge tubing must rise vertically to a point where it is possible to connect to a condensate gravity drain and discharged to an approved disposal point.

An indirect waste connection can also be made to a janitor sink or laundry standpipe, an accessible inlet on a bathtub overflow, or to a lavatory tailpiece in a unit controlled by the same person controlling the space which is served by the condensate-producing unit. Condensate from a high-efficiency (Category IV) furnace can be combined with air conditioning unit condensate.

**Commercial / Industrial**

Terminating condensate discharge from commercial and industrial units must follow these specifications:

1. Trap and vent the air-conditioning condensate drains per the condition of the listing of the equipment and in accordance with the requirements of the California Mechanical Code.
2. Terminate the condensate using one of the following methods:
  - a. To a landscaped area properly designed to accommodate the volume of condensate.
  - b. To a properly designed storm-water treatment system, e.g., a bio-retention unit.
  - c. Indirectly to the sanitary sewer.

**Terminating the condensate drain to a parking lot or roof surface is not allowed.**