Connection of condensate waste to sanitary plumbing and drainage systems

This technical note provides clarification on the requirements for connecting condensate from refrigerated air conditioners, cabinets, sterilizers, autoclaves and similar appliances to sanitary or drainage systems. A demarcation is included to separate mechanical services (HVAC) work and plumbing work that can only be performed by licensed plumbers.

**Regulatory requirements**

Condensate from refrigerated cabinets, commercial coffee and ice-making machines, sterilizers, autoclaves and similar appliances that produce condensate shall discharge over a tundish in accordance with AS/NZS 3500.2:2018, clause 13.21. Regulation 53 of the Plumbers Licensing and Plumbing Standards Regulations 2000 (the Regulations) requires that refrigerated air conditioners shall be discharged in the same manner.

The installation of a tundish and drain connected to a plumbing system is considered plumbing work and therefore all conditions of the Regulations and prescribed plumbing standards apply. The installation of a condensate drain from any of the appliances mentioned above, with an air gap over a tundish or discharging to any location, other than a plumbing system is not deemed to be regulated plumbing work.

**Connection of tundishes**

AS/NZS 3500.2:2018, clause 13.21 states that tundishes may be connected in the following ways:

- To a fixture trap, when the tundish and discharge pipe is connected to a fixture trap:
  1. The connection shall be made above the level of the water seal; and
  2. The top of the tundish shall be above the flood level rim of the fixture as per diagram 7.

- Through a DN 40 trap and DN 65 wastepipe to either:
  1. A floor waste gully. Maximum unvented length 10 m as per diagram 3;
  2. A disconnector gully. Maximum unvented length 10 m as per diagram 3;
  3. A vented drain. Maximum unvented length 10 m as per diagrams 4 and 9;
  4. A fully vented modified, single stack or single stack modified system. Maximum unvented length 2.5 m as per diagram 6;
  5. A reduced velocity aerated stack system. Maximum unvented length 10 m as per diagram 6; or
  6. A DN 40 or DN 50 common discharge pipe connected to a fully vented modified stack, disconnector gully or vented drain as per diagram 8.

Pipes discharging over a tundish shall have an air gap of a size at least twice the internal diameter of the discharging pipe.

Tundishes must be installed in accessible locations.
Condensate from appliance/apparatus

Tundish

Diagram 1: DN 25 tundish discharge pipe to a floor waste gully

Diagram 2: DN 40 tundish discharge pipe to a floor waste or disconnector gully

Diagram 3: DN 65 tundish discharge pipe to a floor waste or disconnector gully

Diagram 4: DN 40 or 50 tundish discharge pipe to a DN 65 vented drain

Diagram 5: DN 40 tundish discharge pipe to a stack

Diagram 6: DN 65 tundish discharge pipe to a stack

Diagram 7: DN 40 tundish discharge pipe to a fixture trap riser

Diagram 8: DN 40/50 tundish discharge pipe to a fixture discharge pipe
The technical note series is issued by the Plumbers Licensing Board to assist the plumbing industry to comply with the Plumbers Licensing and Plumbing Standards Regulations 2000 (the Regulations) applicable to plumbing work in Western Australia.

Each technical note is to be read in conjunction with Part 6 of the Regulations that currently adopt the Plumbing Code of Australia (PCA) and the deemed to satisfy provisions of AS/NZS 3500:2018, parts 0, 1, 2 and 4 but modified in certain matters to suit the State’s building approach and other local conditions.

Feedback
The Plumbers Licensing Board welcomes your feedback. If you have any questions on this technical note or any suggestions on any areas of plumbing work that the technical notes should cover, please contact the Board’s Senior Technical Officer on (08) 6251 1377.

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