06-01-08
NEWS FROM THE MECHANICAL INSPECTORS
City of Winston-Salem

The following information is provided from the Mechanical Inspection Department of the City of Winston-Salem.

INSPECTORS AREAS CHANGED

The areas have changed for some of the inspectors. Please see our home page for the new area maps.

Questions from Contractors

1. **When is overflow protection required in a garage?**

Answer: See Code Section 307.2.3 below.

307.2.3 Auxiliary and secondary drain systems. In addition to the requirements of Section 307.2.1, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. One of the following methods shall be used:

1. An auxiliary drain pan with a separate drain shall be provided under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1.5 inches (38 mm), shall not be less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Metallic pans shall have a minimum thickness of not less than 0.0276-inch (0.7 mm) galvanized sheet metal. Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.
3. An auxiliary drain pan without a separate drain line shall be provided under the coils on which condensate will occur. Such pan shall be equipped with a water- level detection device that will shut off the equipment served prior to overflow of the pan. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.

The above code section explains that an auxiliary drain pan or a secondary drain is required for equipment locations where condensate overflow would cause damage to a building or contents. If a unit is installed in the garage side and the floor around the unit location is sloped a drain pan would not be required because the water should run away from any construction to the garage door area just like the water of off the car. This does not seem to be the case a lot of the time. Most of the time at the location of the equipment the floor is not sloped and then a pan would be required to protect any building components or the contents stored.

2. **Do I need an inspection on my duct sealant before I wrap my duct?**
Answer: Yes, the code requires a rough inspection anything that is concealed and cannot be seen after the completion of the job. Section 107.1.4
You can request a rough inspection for duct sealing without any additional charge and we will try to get it as soon as possible so you can continue to work.

3. When is the 2009 Code come in to effect and will books be available be the first of the year?
The code is complete and is waiting approval and as soon as I get anymore information I will pass it on.

I would like to hear from you on any comments you have or concerns. Items you wished to discuss please e-mail me and we will respond to your questions and also we will include it each month.

Please send any comments to miken@cityofws.org we would like to hear from you.
Thanks
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