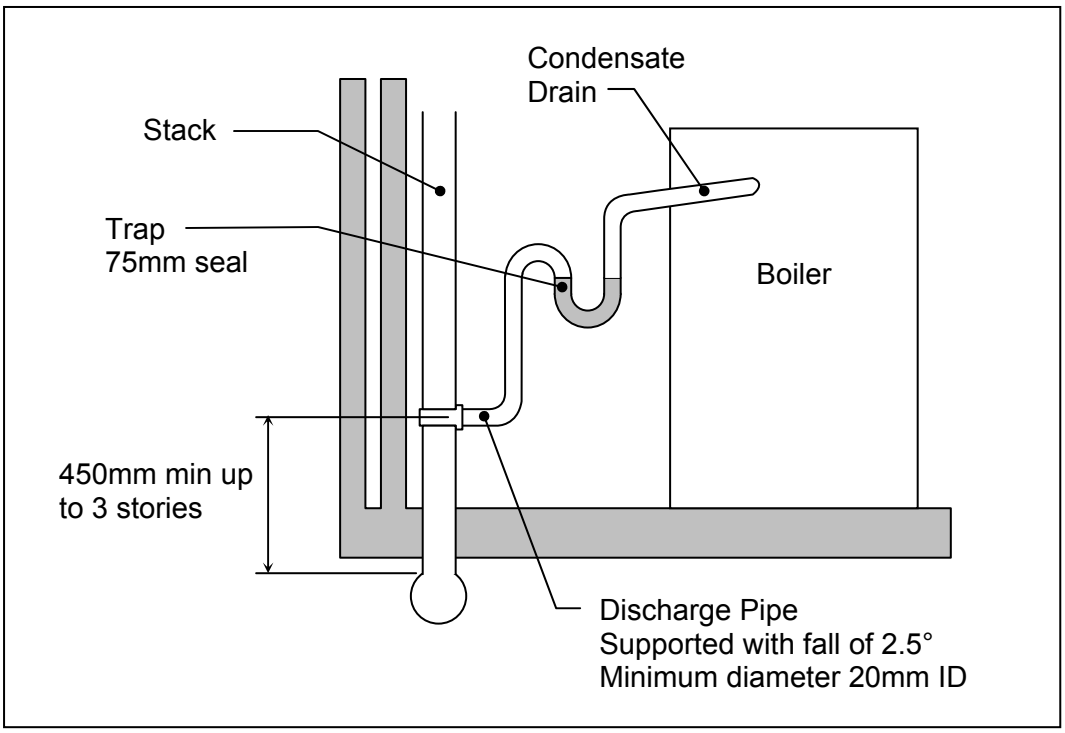
Condensate to Stack

(Diagram 1.5)



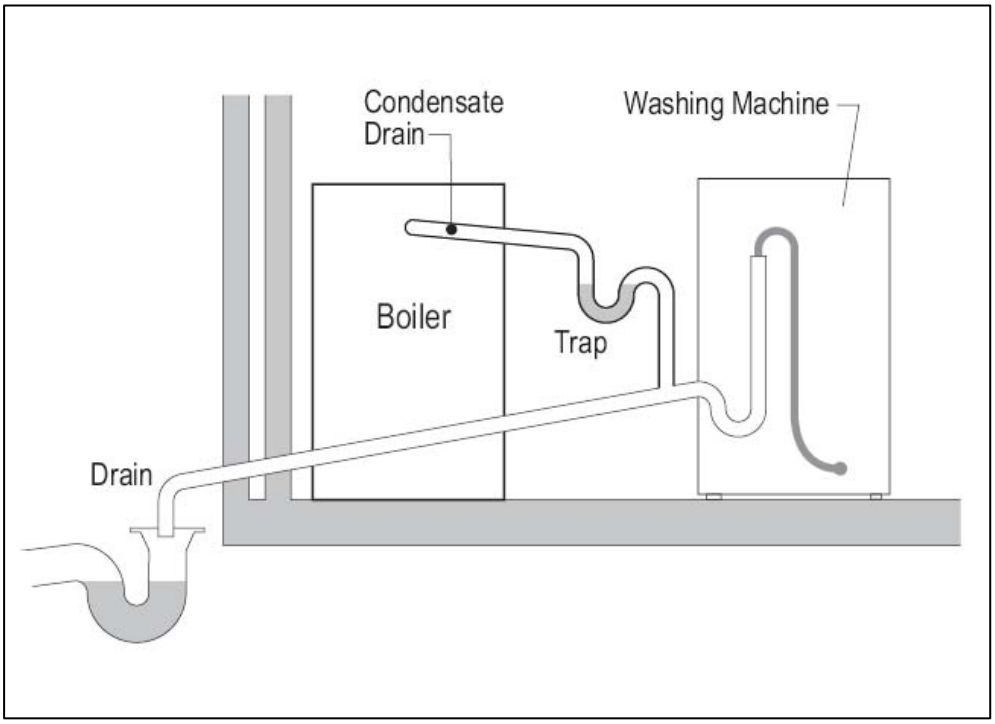
1.2.9.3 Internal Connection to a Waste Pipe (Diagram 1.6)

Connection (where necessary with the local water undertakers permission) can be made into an internal waste branch such as is connected to appliances or sinks in a kitchen. It is best to connect into the upper part of the pipe. An air break has to be provided between a sink and the boiler trap if connection is made upstream of the sink trap. If the sink has an integral overflow then this will provide the required air break. If an air break is provided, it and the boiler trap must be located above the level of the sink to prevent any flow from the sink into the boiler or air brick.

Connection to appliances such as washing machines is preferable to sink connection as the risk of blockage is less.

Condensate to Waste Pipe

(Diagram 1.6)



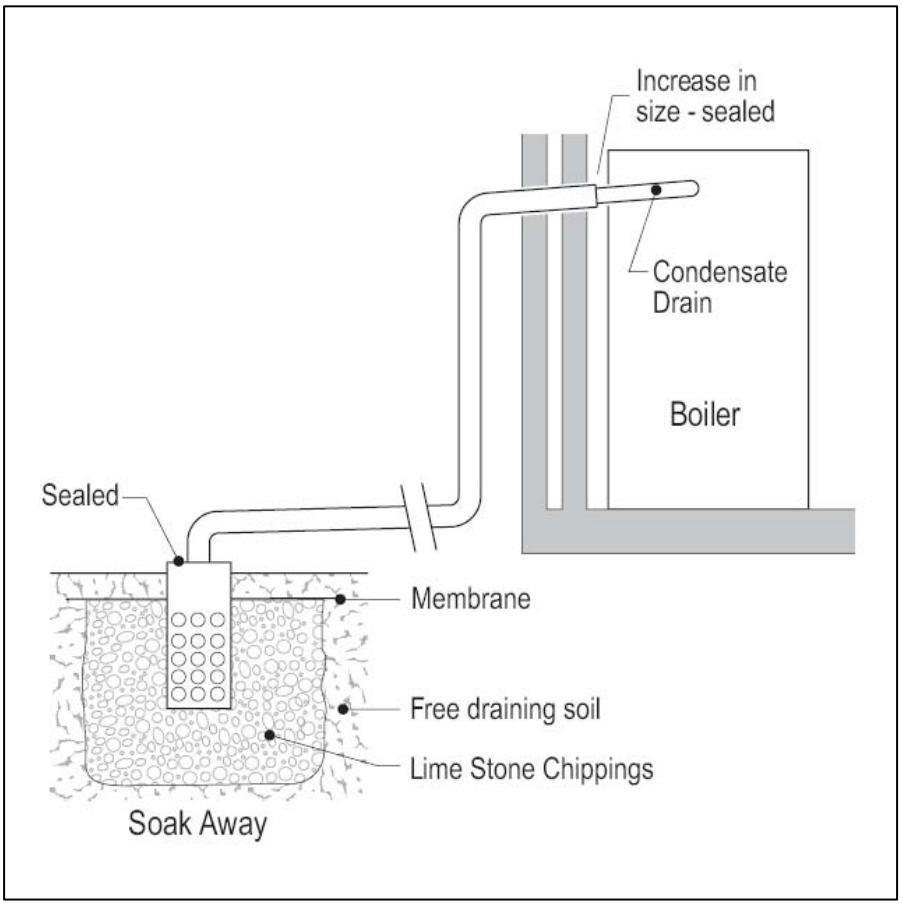
1.2.9.4 External Connection to a Soakaway (Diagram 1.7)

Connection to a purpose made soakaway is an alternative method of disposing of boiler condensate. As with all external connections exposed pipework should be kept as short as possible and it is recommended that the external pipework does not exceed 3m in length and its diameter is circa 35mm diameter, importantly in accordance the external size specified by the appliance manufacturer. External pipework should be suitably protected against the risk of freezing in accordance with measures specified by the appliance manufacturer. The condensate pipe can be run into a length of plastic drain pipe, sealed at the top and provided with side holes which are faced away from the building. The overall size of the soakaway hole can be of about 200mm diameter and 400mm depth located at least 500mm away from buildings and be clear of foundations and other services.

It should be filled with limestone chippings. It is recommended that when connecting to a purpose made soakaway an integrally bunded oil storage tank is installed.

Condensate to a Soakaway

(Diagram 1.7)



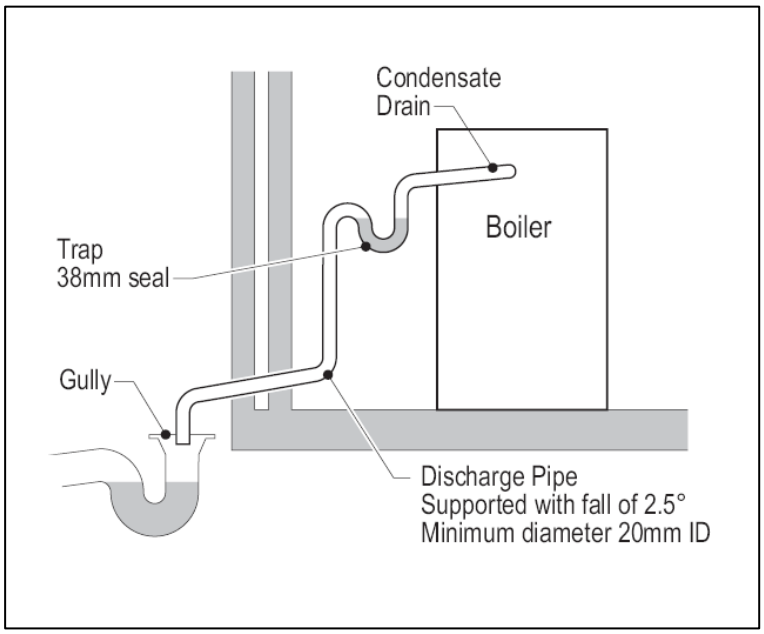
NOTE: A soakaway should be located at least 500mm clear of building foundations

1.2.9.5 External Connection to a Drain (Diagram 1.8)

Connection to an existing drainage stack, gully or rain water hopper can be considered. Connections to stacks should be undertaken with care to eliminate the possibility of condensate freezing and blocking the stack. Where a gully or hopper is used the condensate pipe should terminate below grid level, but above water level. Condensate should not be disposed of in grey water systems. All external pipework should be installed as per recommendations in 1.2.9.4 and in accordance with manufacturers specific instructions.

Condensate to External Drain

(Diagram 1.8)



1.2.9.6 Condensate Pumps

Condensate pumps are available which permit appliances to be sited remote from waste pipes and other acceptable termination points where a gravity discharge cannot be achieved. Pumps are often compact and neat in appearance, quiet in operation and generally unobtrusive when installed in the home. Advice should be taken directly from the pump manufacturer as to the capabilities and installation requirements of their equipment.

Some manufacturers incorporate a condensate pump as standard within the boiler construction to offer a greater number of siting options to the installer.

1.2.10 Maintenance Access

It is important to ensure that sufficient space is left for maintenance when locating the appliance. In some cases, access may be required at the top and/or rear of the appliance. This includes maintenance not only of the appliance but of the circulating pump and any motorised valves as well. Special consideration needs to be made for floor standing appliances installed in kitchens where a worktop may be required to be installed over the appliance. Special attention should be made to appliance manufacturer's installation, service and commissioning access requirements.

Where boilers are installed externally, maintenance should not be undertaken other than in dry conditions. Boilers should not be so located that maintenance has to be undertaken from a ladder.

Vaporising burner appliances will normally have a constant-level oil control valve mounted on the exterior of the stove or cooker, its position being critically determined by the manufacturer. The device requires adequate clearance to provide access by the owner, as well as for adjustment and servicing. Refer to manufacturer's instructions.