



REPORT TO MECHANICAL & PLUMBING CODES APPEAL & ADVISORY BOARD City of Sacramento

300 Richards Blvd., Sacramento, CA 95811-0218

STAFF REPORT
February 28, 2008

Members of the Mechanical & Plumbing Advisory & Appeals Board:

Title: Findings and Decision of Mechanical and Plumbing Code Advisory and Appeals Board in re: Sutter Townhomes (Permit #'s 0602918, 0602920, 0602924, 0602927, 0610248, 0610253, 0610254, 0610255, 0610256, 0610259, 0610260, 0610261, 0610262, 0610263, 0610264, 0610266, 0610267, 0610280, 0610285, 0610286, 0610287, 0610289)

Location/Council District: N Street between 26th & 27th Streets (District 3)

Recommendation: Adopt findings and decision

Contact: Steve Gorman, Chief Plumbing & Mechanical Inspector, (916) 808-8951

Presenters: Steve Gorman

Department: Development Services

Division: Building

Organization Number: 4883

Description/Analysis of Issue:

On January 24, 2008, the Mechanical & Plumbing Codes Appeal & Advisory Board heard the matter of Sutter Townhomes and directed staff to prepare findings in compliance with the Board's decision.

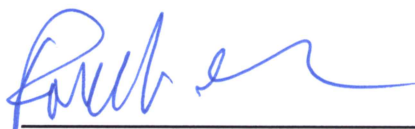
The findings follow as Attachment 1.

Respectfully submitted by:



For: Steve Gorman
Chief Plumbing & Mechanical Inspector

Approved by:



Robert L. Chase
Chief Building Official



ATTACHMENT 1

MECHANICAL & PLUMBING CODE
ADVISORY & APPEALS BOARD

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BLVD, 3RD FLOOR
SACRAMENTO, CA 95811-0218

RAYMOND D. SCHOUWEILER, CHAIR

February 28, 2008

Findings and Decision in re: Sutter Townhomes (Permit #'s 0602918, 0602920, 0602924, 0602927, 0610248, 0610253, 0610254, 0610255, 0610256, 0610259, 0610260, 0610261, 0610262, 0610263, 0610264, 0610266, 0610267, 0610280, 0610285, 0610286, 0610287, 0610289)

On January 24, 2008, the Mechanical & Plumbing Codes Appeal & Advisory Board heard the matter of Sutter Townhomes and directed staff to prepare findings in compliance with the Board's decision.

The Board makes the following findings:

1. The method used to terminate the condensate waste lines for the rooftop HVAC units at the Sutter Townhomes is in compliance with neither the letter nor the intent of the code.
2. The rooftop receptor is connected directly to the sanitary drainage system and is not trapped.

The *2001 California Plumbing Code* sections 815.3 and 815.3.1 require "condensate waste pipes shall connect indirectly to the drainage system through an airgap or airbreak to a properly trapped receptor".

The Board finds the installation at Sutter Townhomes does not qualify as an alternative means and is not in compliance with *2001 California Plumbing Code*.

The Appeal is denied.

Approved by:

Raymond D. Schouweiler, Chair
Mechanical & Plumbing Code Advisory & Appeals
Board