

**WEST BAY SANITARY DISTRICT
CONDENSATE DISCHARGE POLICY
APPROVED July 13, 2016**

Purpose

These procedures have been prepared to establish and clearly define the treatment of “Condensate Discharge” from small air conditioning units for multi-family residence (MFR) complexes within the District, as the Authority Having Jurisdiction referred by Uniform Building Code.

District Code states:

“(03) Unpolluted Water. No person shall, and it shall be unlawful to, discharge, cause to be discharged, or permit to be discharged any unpolluted water, including but not limited to, cooling water, process water, or blow-down water from cooling towers or evaporative coolers, either directly or indirectly into the wastewater facilities, unless a permit therefor is issued by the District Manager.”

Uniform Plumbing Code (UPC) states:

“No plumbing fixtures served by indirect waste pipes or receiving discharge therefrom shall be installed until first approved by the Authority Having Jurisdiction.” West Bay Sanitary District is the Authority Having Jurisdiction (AHJ) and the code further defines air conditioning condensate discharge as indirect waste.

This sort of “nuisance water” is also permitted by the National Pollutant Discharge Elimination System (NPDES) to be discharged to landscape, a rockwell, or a storm sewer system. Therefore, it is the District’s intent to encourage developers to discharge air conditioning condensate to landscape, rockwells, or storm sewer.

This policy will provide a guide for District staff and the District Manager for permitting or not permitting air conditioning condensate for multi-family residential complexes. Single-family residential (SFR) discharge is generally not permitted and must discharge to landscape. Condensate from large air conditioning units such as Commercial/Industrial applications is permitted and monitored via the “Non-Routine Wastewater Discharge Permit” process.

Policy

Air Conditioning condensate for small air conditioners may be allowed to connect to sewer as follows and determined by number of units.

1-50 units – drain to landscape. No connection to sanitary sewer.

51-200 units – the developer/builder may connect to sanitary sewer per UPC specifications upon receipt of payment for permit and the payment of 1 EDU Connection Fee (minimum SFR rate) at the rate in place at time of payment and 1 EDU Sewer Service Charge (SSC) to be placed on annual the tax roll.

Each additional 200 units – may connect to sanitary sewer per UPC specifications upon receipt of payment for permit and the payment of 1 EDU Connection Fee (minimum SFR rate) at the rate in place at time of payment and 1 EDU SSC to be placed on annual the

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tax roll.

Variance:

(A) In accordance with the District's Variance Guidelines, any Developer/Builder of a complex of 1-50 units may submit in writing to the District Manager a request for a variance from the requirement to drain to landscape upon a showing that the installation of the drainage system is not feasible or would have a negative impact on the environment.

(B) Where condensate drainage to landscape is deemed not feasible by the District Manager, a variance may be granted and the condensate discharge may connect to sanitary sewer, per UPC specifications, upon receipt of payment for permit and the payment of 1 EDU Connection Fee (minimum SFR rate) at the rate in place at time of payment and 1 EDU SSC to be placed on the annual tax roll to cover the District's costs of increased treatment of the discharge.