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From Vision to Reality

February 1<sup>st</sup>, 2011

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Community Association Manager  
**VENETIA CONDOMINIUM ASSOCIATION**  
555 NE 15 Street, Miami, Florida 33132  
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Ref.: **AUTOMATIC CLOTHES WASHERS**

Dear Mr. Ohannessian :

As requested, this letter is to provide you with the requirements for the installation of automatic clothes washers. **Florida Building Code Section 406.3 WASTE CONNECTION** states "that an automatic clothes washer is to discharge through an air break into a standpipe (this means a dedicated stack for washers) or into a laundry sink". "The trap and fixture drain for an automatic clothes washer standpipe shall be a minimum of 2 inches in diameter". "The automatic clothes washer fixture drain shall connect to a branch drain or drainage stack a minimum of 3 inches in diameter".

The relevance of this Code statement is that other than a legally installed laundry sink; all other sinks such as kitchen or bathrooms are 1-1/2" or 1-1/4" respectively. Neither a kitchen sink nor a bathroom sink is designed for a 2" trap size. The reason for the required larger drain size is the pumped discharge from the clothes washer.

Without the proper size drain for the clothes washer you will also tend to have suds from the detergent unable to drain adequately and cause suds discharge into other apartments downstream of the apartment with the incorrectly installed clothes washer.

Clothes washers should drain directly into a plumbing system designed for the washers to drain and not to a kitchen sink or bathroom sink which is against Code.

Sincerely,

Reymundo J. Miranda, P.E.  
President

RJM/mg.

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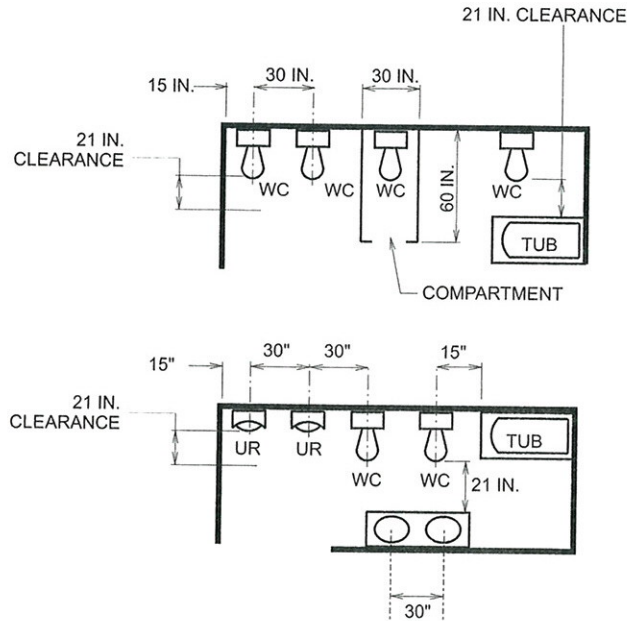


FIGURE 405.3.1  
FIXTURE CLEARANCE

Floor flanges of hard lead shall weigh not less than 1 pound, 9 ounces (0.7 kg) and shall be composed of lead alloy with not less than 7.75-percent antimony by weight. Closet screws and bolts shall be of brass. Flanges shall be secured to the building structure with corrosion-resistant screws or bolts.

**405.4.2 Securing floor outlet fixtures.** Floor outlet fixtures shall be secured to the floor or floor flanges by screws or bolts of corrosion-resistant material.

**405.4.3 Securing wall-hung water closet bowls.** Wall-hung water closet bowls shall be supported by a concealed metal carrier that is attached to the building structural members so that strain is not transmitted to the closet connector or any other part of the plumbing system. The carrier shall conform to ASME A112.6.1M or ASME A112.6.2.

**405.5 Water-tight joints.** Joints formed where fixtures come in contact with walls or floors shall be sealed.

**405.6 Plumbing in mental health centers.** In mental health centers, pipes or traps shall not be exposed, and fixtures shall be bolted through walls.

**405.7 Design of overflows.** Where any fixture is provided with an overflow, the waste shall be designed and installed so that standing water in the fixture will not rise in the overflow when the stopper is closed, and no water will remain in the overflow when the fixture is empty.

**405.7.1 Connection of overflows.** The overflow from any fixture shall discharge into the drainage system on the inlet or fixture side of the trap.

**Exception:** The overflow from a flush tank serving a water closet or urinal shall discharge into the fixture served.

**405.8 Slip joint connections.** Slip joints shall be made with an approved elastomeric gasket and shall only be installed on the trap outlet, trap inlet and within the trap seal. Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space at least 12 inches (305 mm) in its smallest dimension or other approved arrangement so as to provide access to the slip joint connections for inspection and repair.

**405.9 Design and installation of plumbing fixtures.** Integral fixture fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of ASME A112.19.2M or ASME A112.19.3M.

## SECTION 406 AUTOMATIC CLOTHES WASHERS

**406.1 Approval.** Domestic automatic clothes washers shall conform to ASSE 1007.

**406.2 Water connection.** The water supply to an automatic clothes washer shall be protected against backflow by an air gap installed integrally within the machine conforming to ASSE 1007 or with the installation of a backflow preventer in accordance with Section 608.

**406.3 Waste connection.** The waste from an automatic clothes washer shall discharge through an air break into a standpipe in accordance with Section 802.4 or into a laundry sink. The trap and fixture drain for an automatic clothes washer standpipe shall be a minimum of 2 inches (51 mm) in diameter. The auto-

matic clothes washer fixture drain shall connect to a branch drain or drainage stack a minimum of 3 inches (76 mm) in diameter. Automatic clothes washers that discharge by gravity shall be permitted to drain to a waste receptor or an approved trench drain.

#### SECTION 407 BATHTUBS

**407.1 Approval.** Bathtubs shall conform to ANSI Z124.1, ASME A112.19.1M, ASME A112.19.4M, ASME A112.19.9M, CSA B45.2, CSA B45.3 or CSA B45.5.

**407.2 Bathtub waste outlets.** Bathtubs shall have waste outlets a minimum of 1.5 inches (38 mm) in diameter. The waste outlet shall be equipped with an approved stopper.

**407.3 Glazing.** Windows and doors within a bathtub enclosure shall conform to the safety glazing requirements of the *Florida Building Code, Building*.

**407.4 Bathtub enclosure.** Doors within a bathtub enclosure shall conform to ASME A112.19.15.

#### SECTION 408 BIDETS

**408.1 Approval.** Bidets shall conform to ASME A112.19.2M, ASME A112.19.9M or CSA B45.1.

**408.2 Water connection.** The water supply to a bidet shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.13.1, 608.13.2, 608.13.3, 608.13.5, 608.13.6 or 608.13.8.

**408.3 Bidet water temperature.** The discharge water temperature from a bidet fitting shall be limited to a maximum temperature of 110°F (43°C) by a water temperature limiting device conforming to ASSE 1070.

#### SECTION 409 DISHWASHING MACHINES

**409.1 Approval.** Domestic dishwashing machines shall conform to ASSE 1006. Commercial dishwashing machines shall conform to ASSE 1004 and NSF 3.

**409.2 Water connection.** The water supply to a dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608.

**409.3 Waste connection.** The waste connection of a dishwashing machine shall comply with Section 802.1.6 or 802.1.7, as applicable.

#### SECTION 410 DRINKING FOUNTAINS

**410.1 Approval.** Drinking fountains shall conform to ASME A112.19.1M, ASME A112.19.2M or ASME A112.19.9M and water coolers shall conform to ARI 1010. Drinking fountains and water coolers shall conform to NSF 61, Section 9. Where water is served in restaurants, drinking fountains shall not be required. In other occupancies, where drinking fountains are

required, water coolers or bottled water dispensers shall be permitted to be substituted for not more than 50 percent of the required drinking fountains.

**410.2 Prohibited location.** Drinking fountains shall not be installed in public restrooms.

#### SECTION 411 EMERGENCY SHOWERS AND EYEWASH STATIONS

**411.1 Approval.** Emergency showers and eyewash stations shall conform to ISEA Z358.1.

**411.2 Waste connection.** Waste connections shall not be required for emergency showers and eyewash stations.

#### SECTION 412 FLOOR AND TRENCH DRAINS

**412.1 Approval.** Floor drains shall conform to ASME A112.6.3, ASME A112.3.1 or CSA B79. Trench drains shall comply with ASME A112.6.3.

**412.2 Floor drains.** Floor drains shall have removeable strainers. The floor drain shall be constructed so that the drain is capable of being cleaned. Access shall be provided to the drain inlet.

**412.3 Size of floor drains.** Floor drains shall have a minimum 2-inch-diameter (51 mm) drain outlet.

**412.4 Public laundries and central washing facilities.** In public coin-operated laundries and in the central washing facilities of multiple-family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.

#### SECTION 413 FOOD WASTE GRINDER UNITS

**413.1 Approval.** Domestic food waste grinders shall conform to ASSE 1008. Commercial food waste grinders shall conform to ASSE 1009. Food waste grinders shall not increase the drainage fixture unit load on the sanitary drainage system.

**413.2 Domestic food waste grinder waste outlets.** Domestic food waste grinders shall be connected to a drain of not less than 1.5 inches (38 mm) in diameter.

**413.3 Commercial food waste grinder waste outlets.** Commercial food waste grinders shall be connected to a drain a minimum of 2 inches (51 mm) in diameter. Commercial food waste grinders shall be connected and trapped separately from any other fixtures or sink compartments.

**413.4 Water supply required.** All food waste grinders shall be provided with a supply of cold water.