

BBS MEMO

o Board of Building Standards

August 10, 1995

2323 West Fifth Ave., Box 825, Columbus, Ohio 43216

FLOOR DRAINS IN ELEVATOR PITS

On August 4, 1995, the Board of Building Standards (OBBS) proposed a revision to rule 4101:2-59-02 that will resolve an enforcement conflict between the elevator and plumbing codes.

Enforcement conflicts develop when an elevator pit is provided with a floor drain. The elevator code permits a drain as long as it is indirectly connected to the sewer. The plumbing code prohibits any connection of the drain to the sanitary or storm sewer which requires the drain to be piped to a storage tank or other approved point of discharge.

The elevator code is based on the 1993 ASME A 17.1, "Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks." Section 106, "Pits," paragraph 106.1b(3), does not permit drains to be directly connected to "sewers."

The plumbing code, Section 4102:2-59-02, "Floor Drains," paragraph (N), prohibits floor drains in elevator pits to be "... directly or indirectly connected to a storm or sanitary drainage system..."

The current plumbing code prohibits connection to any sewer system because there had been an assumption that hydraulic oil may leak from the elevator equipment into the sewer system, creating an environmental hazard. Current elevator design minimizes this possibility, and this prompted the revision.

To avoid the current conflicts, the OBBS, the Elevator Division, and the Department of Health Plumbing Unit proposed changing the Ohio Plumbing Code, Rule 4101:2-59-02, Paragraph (N), to read, "Floor drains in an elevator pit directly connected to a sanitary drainage system shall not be permitted."

The proposed change will permit elevator floor drains to be indirectly connected to the sanitary drainage system, or directly or indirectly connected to the storm drainage system. Also, the code does not require an oil interceptor.