



IMC 307 is water-damage prevention, not a pipe-size note. If the primary drain stops, the drawings have to say where the water goes and what shuts the unit down.

Original Masterbuild PE packet from Daily Code Talk on 2024 IMC 307. Confirm the adopted FBC Mechanical edition. This is not a condensate design for your coil.

☐ **Primary drain route, slope (not less than 1 percent), material, and size not smaller than the appliance/pan connection.**

Approved place of disposal — not a street, alley, or a direct tie to a DWV pipe.

☐ **Indoor discharge generally stays in the same occupancy / tenant / dwelling as the source.**

Overflow: auxiliary pan, separate overflow line, water-level detection, or equivalent where overflow can damage the building.
Downflow / no secondary drain: monitor in the primary pan.

☐ **Pump: failure shutdown interlock where a pump is the only path.**

Equipment above a finished ceiling, tenant space, or electrical room is the highest-risk version of a missing overflow.

The fail we see first

“Drain to nearest approved receptor” with no receptor, no slope, no overflow, and no tenant boundary.

What to send: unit location (above ceiling / closet / roof), architectural RCP if any, photos of the space below, and whether this is new or a replacement.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

masterbuildconsulting.com/send/

+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Not a condensate design. Confirm adopted 307. This is not legal advice.