



City of Columbus  
Mayor Michael B. Coleman

Scott Messer - Director

## **Building and Zoning Services**

757 Carolyn Avenue  
Columbus, Ohio 43224-3218  
(614) 645-7433 (614) 645-7840 FAX

February 24, 2010

(REVISED 07/01/2014)

# **Construction Industry Communication #34**

From: Keith Wagenknecht, Chief Building Official

Re: Installation of Interior Perimeter Tile Drainage Systems for 1, 2  
& 3-Family Dwellings (OBOA 405) Foundation Drainage

**Background:** Previous requirements for approval of installation of interior drainage tile for 1, 2 and 3 family dwellings included that lips of sump pumps be a minimum of one inch (1") above the finished floor. Sump pump lips may now be flush with the basement floor. An optional drain, used for water heater relief, furnace or other appliance condensate, can also be installed flush with the floor.

### **Memorandum: Requirements for inspection:**

The system shall be inspected according to the details **that must be provided** on the approved plans.

The system shall be installed complete.

After inspection, the system cannot be altered or removed for any reason.

### **Requirements for installation:**

It is suggested that the drainage conductor pipe be inserted into the pit a minimum of one inch (1") to a maximum of three inches (3").

The drainage conductor pipe drainage holes must be located according to the manufacturer's recommendations.

The drainage conductor pipe shall be installed with a positive pitch or at least level next to the footer so the water will have a pathway to the sump pit.

The drainage conductor pipe shall be a continuous installation to the pit.

Offsets, couplings, ells or other approved fittings may be used to accomplish this. Waste lines, plumbing stacks, cleanouts, supports or other items may be installed as close as possible to the drainage conductor pipe without breaking the continuous installation.

All joints shall be secured per the manufacturer's recommendations.

**Optional:** If you choose to indirect the water heater relief line or the condensate from the furnace to the perimeter tile system, you may extend a branch line from the perimeter tile system to the areas of these appliances. Use the same type and size of drainage conductor pipe and fittings. Use a 90 degree elbow under the floor and not a P-trap under the floor, this must be extended at least 1 inch above the finished floor. This lets the inspector know the appliances go to the perimeter tile system and not to the sanitary system. (See attached drawing).

