

Drain Procedures

Once the drain tracing company tests a building, its report is received and reviewed. If problem drains are found in the building, such as interior drains that flow to storm water discharge, or outdoor drains that flow to sanitary discharge, the interior problem drains are then investigated as to what further action needs to be taken. If at all possible, the interior problem drain is taken out of service by installing an expandable PVC plug. This type of plug is preferred over other methods so that in the event of an unexpected water discharge problem, such as a broken water line, the plug can be removed to drain the water. In the event of a chemical spill, then the plug would be left in and the spill cleaned up according to protocol.

Once a drain is determined to be taken out of service, the facilities coordinator or the facilities coordinator’s designate places a work order through the Office of Physical Plant to have the drain plugged.

If an interior problem drain is found and it cannot be taken out of service due to continuous water drainage or the possibility of a substantial water leak, the drain is labeled “Clear Water Discharge Only”. This label signifies that the drain is a problem drain. An example of continuous water drainage is a drain that is draining condensate from air conditioners, refrigerators, or heating units. An example of an area that is at risk for a substantial water leak would be a mechanical room. If there are polluting substances in an area with a problem drain that require the drain to be open, then the polluting substances are required to be removed from the area or placed into secondary containment. Once an area is initially investigated, the area is checked periodically by the University Environmental Health and Safety (EH&S) Division to confirm that the PVC plug or label is still in place. Personnel working in EH&S are trained on the recognition of a problem drain and what to do in the event of a spill in those areas, including handling water or chemical spills.