



Municipality of Anchorage



Policy L.02

Elevator Pit Drainage

The purpose of this policy is to insure dry elevator pits and compliance with the intent of the Safety Code for Elevators and Escalators.

The Safety Code for Elevators and Escalators requires a means of pit drainage. This code prohibits a direct connection to the sanitary drainage system.

Where possible, elevator pits may be drained by means of a gravity system with an indirect connection to the sanitary drainage system in accordance with the Plumbing Code.

Where gravity drainage is not possible, pit drainage shall be provided as follows:

1. All elevator pits shall contain a watertight concrete sump at the base of the pit, adequately sized for the installation of a sump pump. The sump shall be covered with a grate to create a uniform, level pit surface.
2. Pits not subject to ground water accumulation shall comply with the following: a minimum 1½ inch sump pump discharge line shall be installed. The line shall be routed from the pit to an approved point of collection and/or disposal on the exterior of the building. The line shall be equipped with an accessible check valve and gate or ball valve at the termination in the pit. The gate or ball valve shall be located on the discharge side of the check valve. Each end shall be capped. The discharge on the building exterior shall be clearly and permanently labeled "ELEVATOR PIT DISCHARGE".
3. Pits subject to either periodic or continuous ground water accumulation shall comply with the following: a permanent dewatering system shall be installed. The discharge line shall be 1½ inch minimum and contain a check valve and gate or ball valve. The gate or ball valve shall be located on the discharge side of the check valve. The system shall discharge to either the sanitary drainage system or an approved location on the exterior of the building. Connections to the sewer shall be through a code compliant air gap or air break to an approved indirect waste receptor. The receptor shall be of such shape and capacity as to prevent splashing or flooding and shall be located where readily accessible for inspection. The gravity drainage line serving the indirect waste receptor shall be sized at two fixture units per GPM of pump flow. Trap seal protection shall be provided at the indirect waste receptor on systems receiving periodic ground water flow.

Hydraulic oil, grease, or any product that could cause damage to the drainage system or public sewer shall not be discharged to the sanitary drainage system. Piping shall not be routed through the elevator machine room.

Ron Thompson, Building Official

Date: April 7, 2006

(Ref. 99-01, 00-03, 01-03, 02-01, 04-05)