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### TACCA UPDATE PAGE 14

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## **Condensate traps &** indoor air quality

Cursit Trent, Ph.D. Trent Technologies, Inc.

Indoor air quality has become and remains a major health issue, worldwide. The Environmental Protection Agency estimates that one in three buildings in the United States is "sick." Others have estimated 50 percent of the work force in North America and Europe suffers from "sick building syndrome."

taminates has been implicated in building-related illnesses.



Current practice in the in-

dustry practically ensures wet

and moist surfaces inside most HVAC systems. That practice

**CONTINUED ON PAGE 4** 

contaminates are found in housing, and city sales all of many buildings, some more which will greatly enhance our there is a source of certain is transferring from our biological contaminates that is Janitrol Shreveport operation and moist surfaces inside born and raised in Houston heating, ventilating and air and is looking forward to

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frequently than others. But

by Warren C. Trent, P.E. and However, according to one authority, "Some 40 percent of aliments in most buildings are attributable to bacteria, mold, yeast, algae and other biological contaminates ... " Sources of these biological

almost always present: Wet conditioning (HVAC) systems.

The contaminates responsible for poor indoor air quality are numerous. From time to time, one or more of these con-

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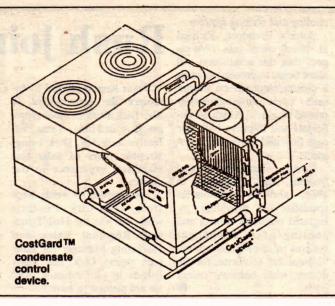
PAGE 4, AIR CONDITIONING TODAY, INC. AUGUST 1994

## CONDENSATE TRAPS

is the use of a condensate trap to provide a seal against air ingestion through the condensate drain line and to control the flow of condensate from drawthrough type HVAC systems virtually ensures wet and moist inside surfaces, and that these systems will become generators and dissiminators of biological agents (bacteria, mold, mildew, yeasts and other fungi).

Until recently, few in the industry have associated the problems of indoor air quality with the mundane HVAC condensate trap. Yet, its use and misuse may cause more indoor air pollution than any other component in the entire system.

Unfortunately, despite extensive studies and other efforts by many government and private agencies during the past few years, no measurable and documented improvement in building indoor air quality has been reported. In fact, the incidence of reported illnesses, building closings, and costly health related litigation cases



are proliferating. A lot has been learned about the causes and sources of indoor air pollution, but remarkably little, it seems, has been learned about how to achieve

suitable indoor air quality. When building-related il-Inesses do occur, it is often possible to identify the contaminates and eliminate (or neutralize)their sources.

In certain buildings, however, it may be extremely difficult to identify and eliminate the source of biological agents (bacteria, mold, mildew, yeast and other fungi). These biological agents live and propagate on wet and moist surfaces such as walls, ceilings,

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**San Antonio** 121 Interpark, #403 n Antonio, TX 78216 Tel: 210/490-3223 Fax: 210/490-2426 carpets, furniture and the internal components of the HVAC system.

When walls, ceilings, carpets, and furniture are involved, it is usually possible to find the cause of wetness and eliminate it.

However, finding the cause of wet and moist components inside a HVAC system is not a simple task; because, wetness inside HVAC systems is caused by a number of very complex conditions, including the following:

• Excessive airflow

• Deficient airflow

• Non-insulated refrigerant lines in the airflow path

• Improper blower (fan) location

Unduly large condensate pans
Inadequate seals on con-

densate drain lines. Excessive airflow can cause

condensate to be blown from the cooling coil and onto internal surfaces, before it can drain to the condensate pan. Too little air flow reduces the supplyair temperature and can cause moisture to form on supply grilles. Cool non-insulated refrigerant lines condense moisture that can drip onto the floor of the HVAC unit. An unduly large condensate pan extends the wet surface area, which in addition to promoting growth of contaminating organisms, promotes the growth of algae. It also catches debris which can block flow through a condensate trap.

Each of the above conditions, with the exception of an "inadequate seal on condensate drain line," can be remedied by applying known design procedures. The current practice of installing a condensate trap on the drain line to form the required seal has been a dismal failure.

Under many field conditions, the condensate trap allows the ingestion of air and polluting gases. At the same time, it allows the blowing of condensate into the HVAC system, creating serious health problems and causing excessive property damage.

Unfortunately, in addition to its effect on indoor air pollution and property damage, the condensate trap is responsible of undue and excessive service, maintenance, and litigation.

The problems caused by the condensate trap have been largely ignored by the HVAC industry and academia. The greatest awareness of the harm caused by the condensate trap is among owners and users, who generally assess the problem as a necessary evil and try to live with it. For them the trap creates serious and costly problems.

Fortunately, for the HVAC user, there is now a device on the market that negates the problems associated with the condensate trap. The device uses air (instead of water) as a seal to prevent the ingestion of outside air through the condensate drain line. The device, named CostGard<sup>TM</sup>, is manufactured by Trent Technologies, Inc. of Tyler, Texas. It has no moving parts and is self regulating. For information on the CostGard Condensate Control Device, contact Trent

**CONTINUED ON PAGE 8** 

### Cook promoted at **Serviceman Suplies**

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A native of Euless, Texas, Danny Cook began working in ing installation work for



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has a zero ozone depletion fac-



The Genesis Ice Systems Model GC750 series.

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### **CONDENSATE CONTINUED FROM PAGE 4**

Technologies, Inc., 535 WSW Loop 323, Suite 301, Tyler, Texas 75701, Telephone: (903) 509-4843, Fax: (903) 561-0169.

Until the ingestion of outside air and gases through the drain line of draw-through HVAC systems is controlled, suitable levels of indoor air quality cannot be achieved, excessive damage to the HVAC system and its surroundings will continue unabated, and HVAC owners and users will continue to experience unnecessary maintenance costs and exposure to costly litigation. \*Based on a paper by the same

authors presented at the "Ninth Symposium on Improving Building Systems in Hot and Humid Climates."

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