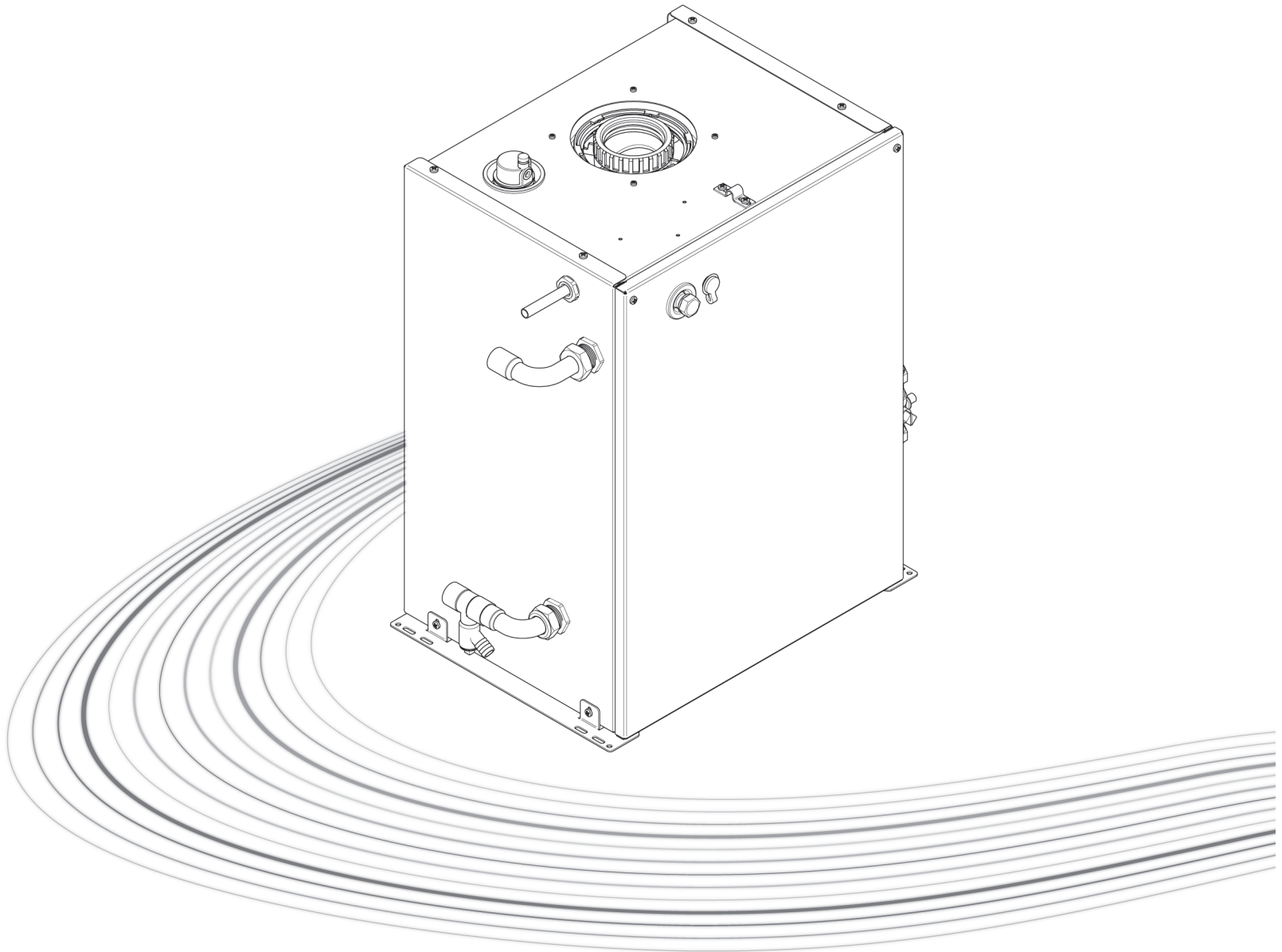


BAXI



Baxi Bermuda BBU HE
condensate pipe installation

In principle there are three primary / recommended options for routing the condensate pipe for the Baxi Bermuda BBU HE (or as practicable following principle routing guidelines within this document)

- Fit to low level horizontal skirting board
- Vertical installation
- Under the floorboards

A preliminary site survey will determine the most appropriate option. When removing the condensate pipe and elbow from pack, remember you will need to supply your own 10mm fittings (John Guest 'Speedfit' components are recommended).

Please refer to the diagrams and table below.

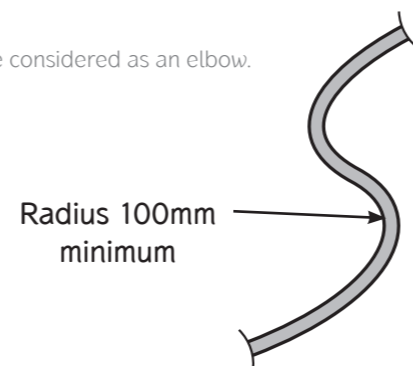
Please call the Baxi technical helpline on 0844 871 1545 if you need further guidance.

- The pipe run cannot exceed 2.5 metres when measured vertically from the outlet on the boiler
- The vertical run does not have to be one continuous length – bends/horizontal runs can be included, however the effective height will be reduced
- It must be considered that where the transition from 10mm pipe to a larger diameter occurs, it must be at least 150mm above the base level of the boiler and a 3 degree gravity fall to the drain must be incorporated
- The maximum permissible length of horizontal run, as shown in the table, is dictated by the vertical run, e.g. if there is 2.5 metres vertical run then only 8 metres horizontal run is permitted
- Horizontal runs are under the influence of the pump and therefore do not require a 3 degree fall (only where the 10mm condensate pipe is fitted to the 22mm condensate pipe adapter does this require a 3 degree gravity fall to drain)
- The length of vertical and horizontal distances also dictate the total number of 90 degree bends permitted i.e. with a 2.5 metres vertical run and a 8 metres horizontal run, the use of 4 x 90 degree bends is possible

Maximum vertical run (in metres)	2.5	2.0	1.5	1.0	0.5*
Maximum horizontal run (in metres)	8.0	8.5	9.0	9.5	10.0
Maximum no. of 90° plastic elbows*	4	5	6	7	8

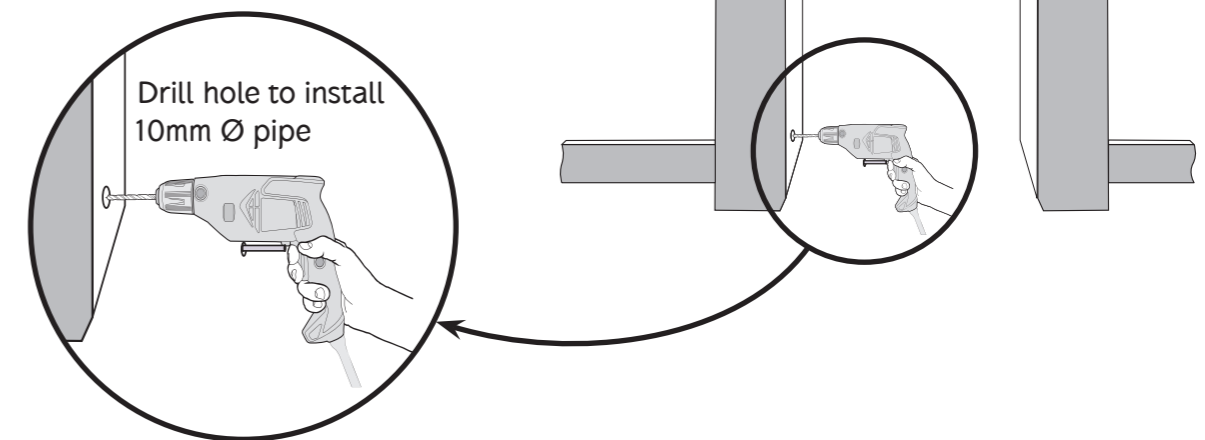
* The supplied 90° plastic elbow in step 2 MUST be included in the maximum number allowed.

Any length of condensate pipe that is swept to a radius of 100mm minimum need not be considered as an elbow.



Option 1 – Fit to low level horizontal skirting board

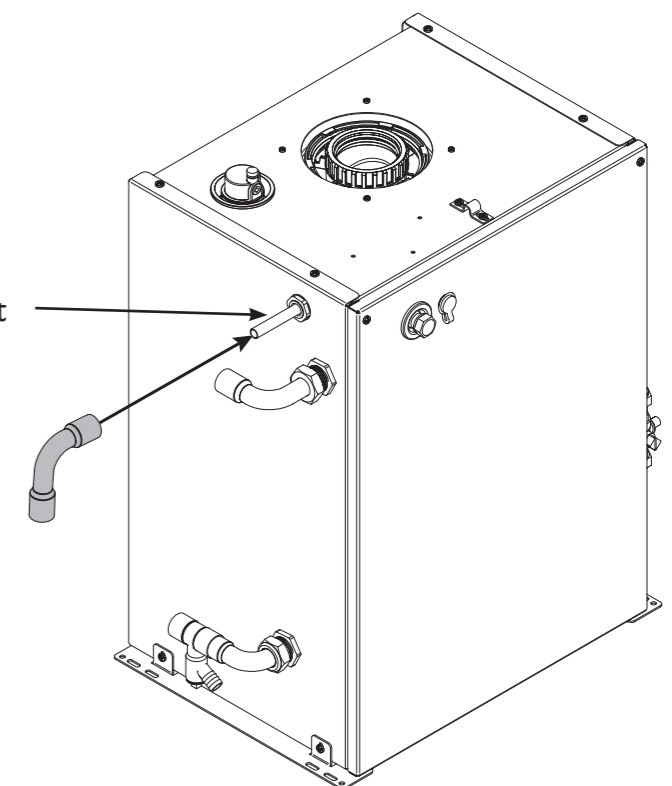
- 1 Drill hole in builder's opening on the side you are going to install the condensate pipe, at the required height.



- 2 Connect the elbow supplied to the condensate pipe outlet on the boiler so that it points backwards and down the builder's opening.

*0.5m vertical starting point

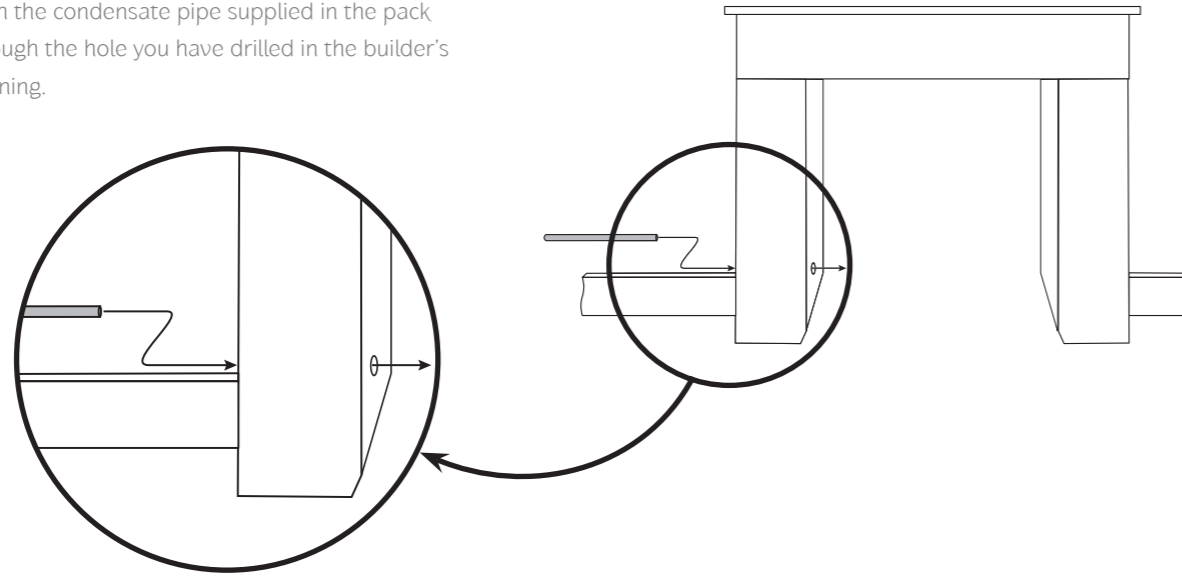
10mm plastic elbow supplied



Option 1 – Fit to low level horizontal skirting board – continued

3

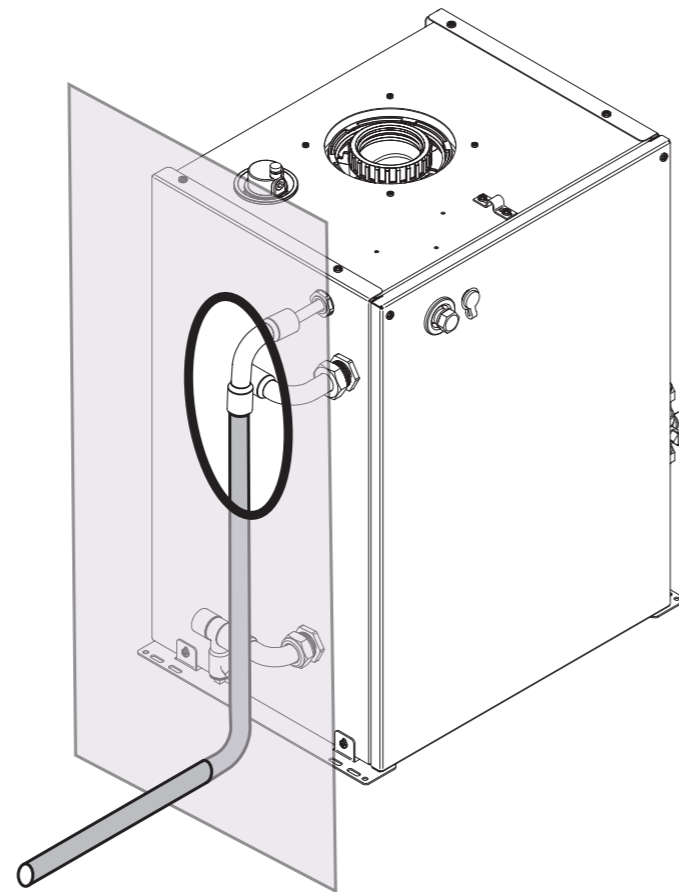
Push the condensate pipe supplied in the pack through the hole you have drilled in the builder's opening.



Additional Note: take care to prevent **brick dust** entering pipe when pushing the pipe through the wall

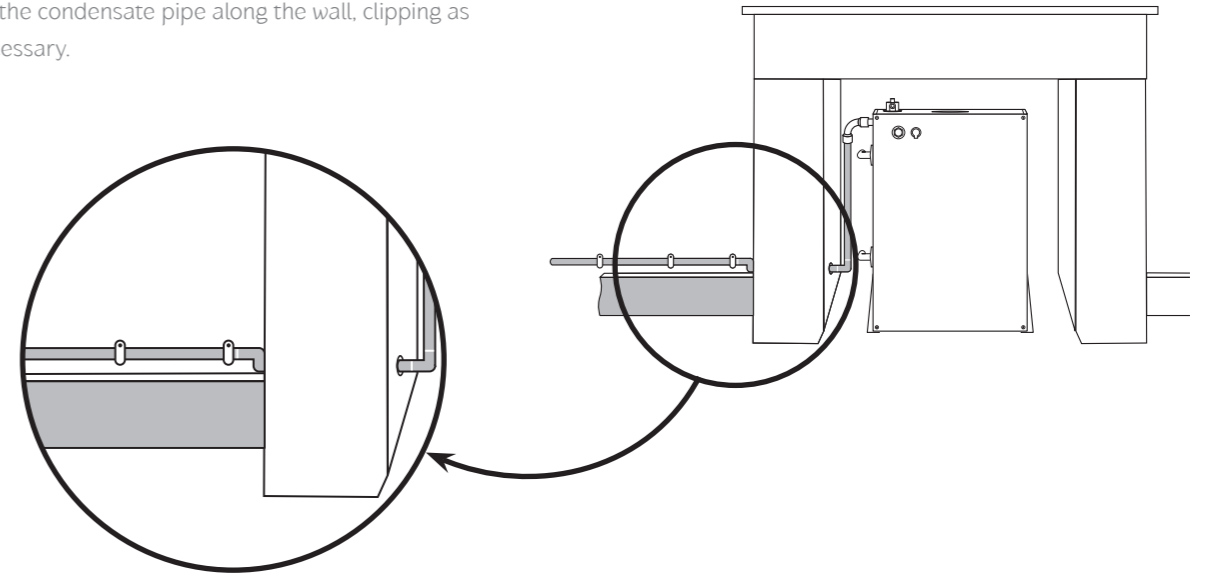
4

Connect the pipe to the elbow.



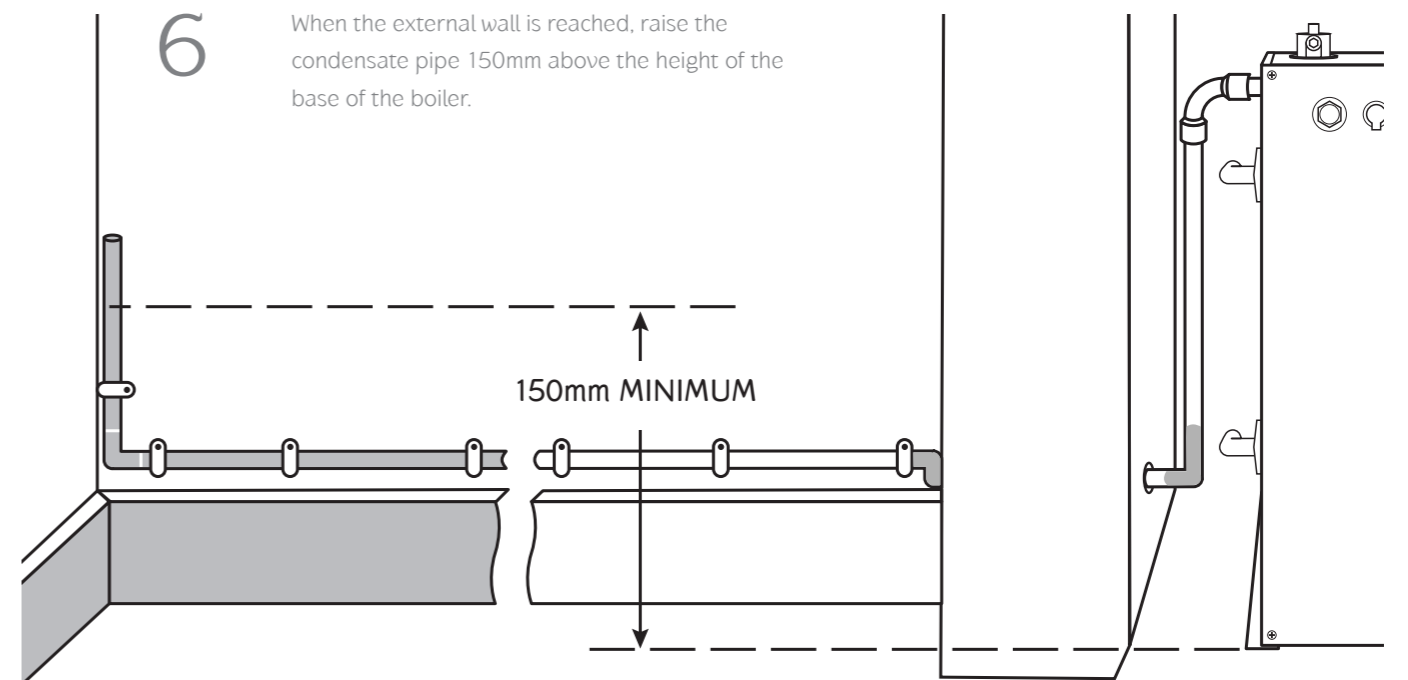
5

Fix the condensate pipe along the wall, clipping as necessary.

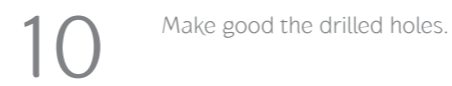
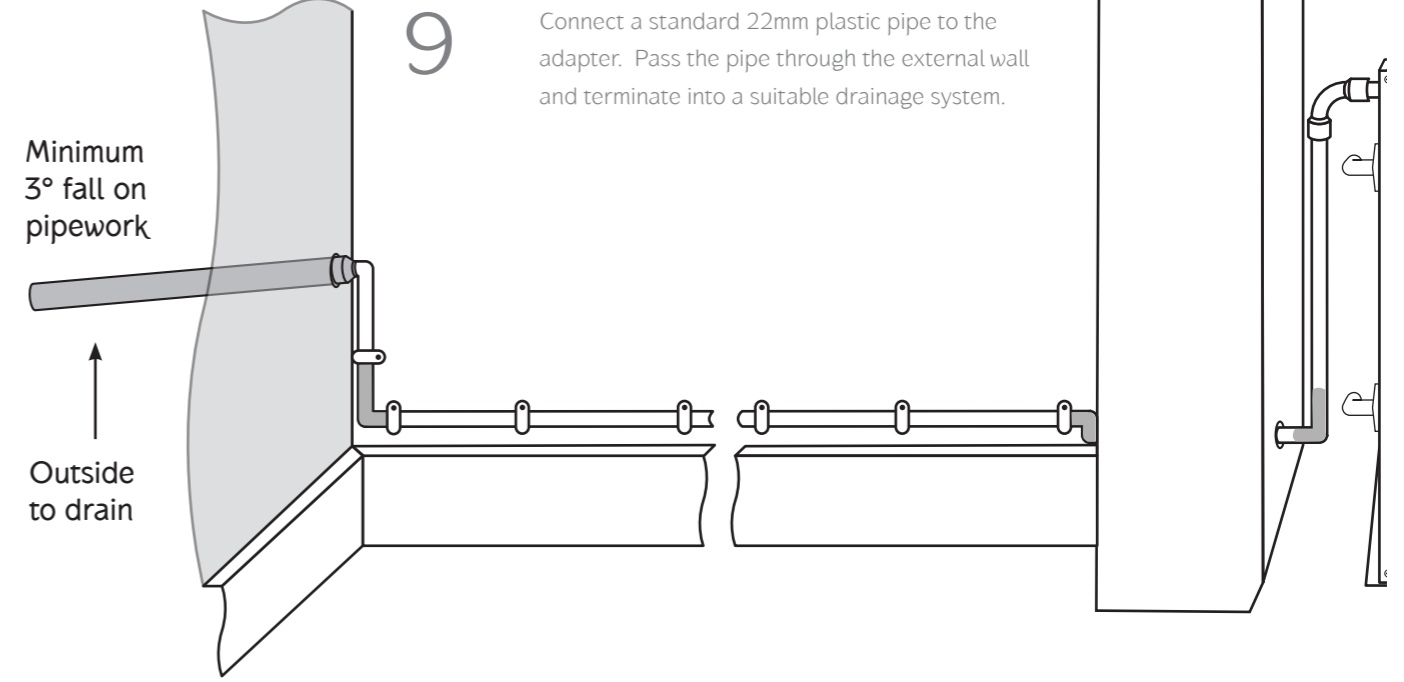
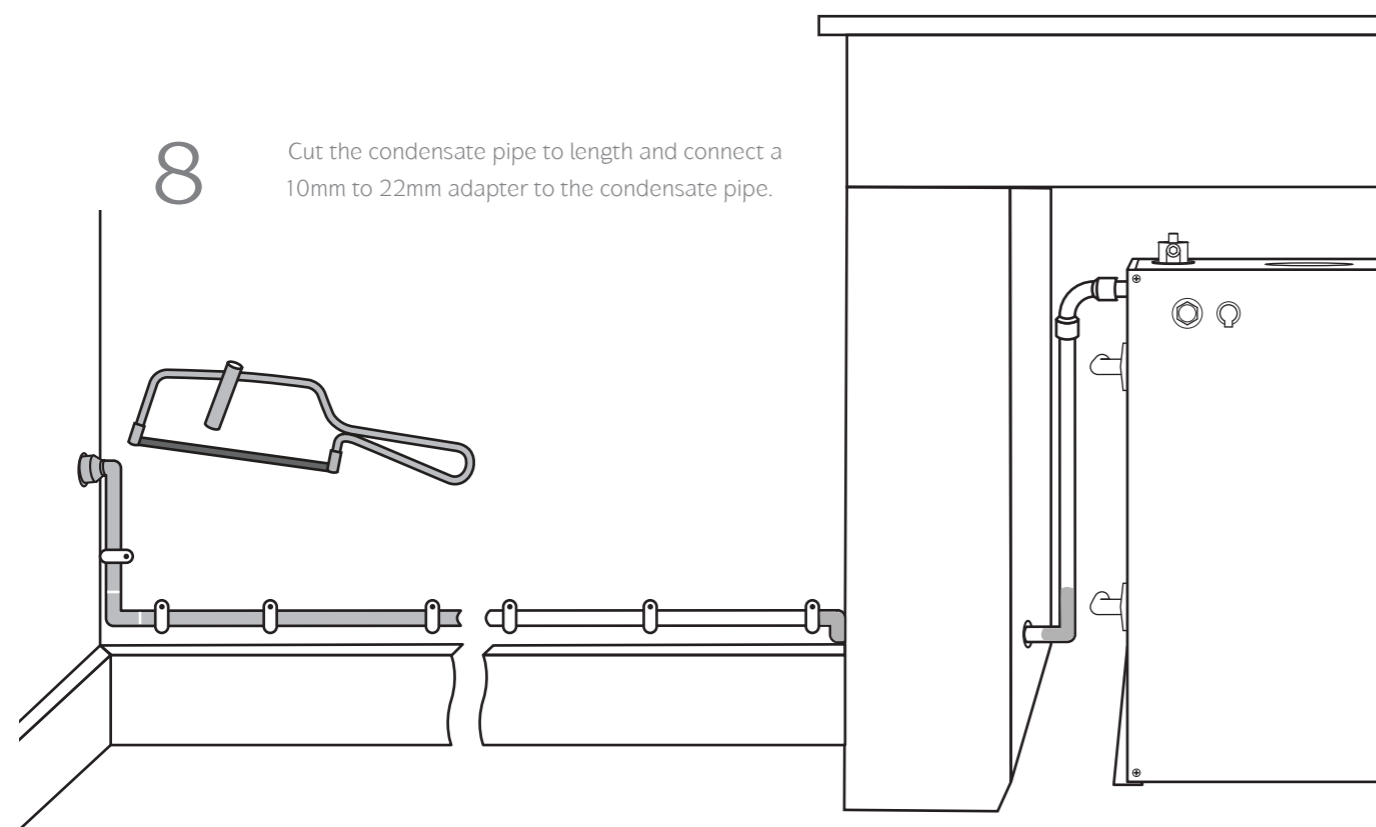
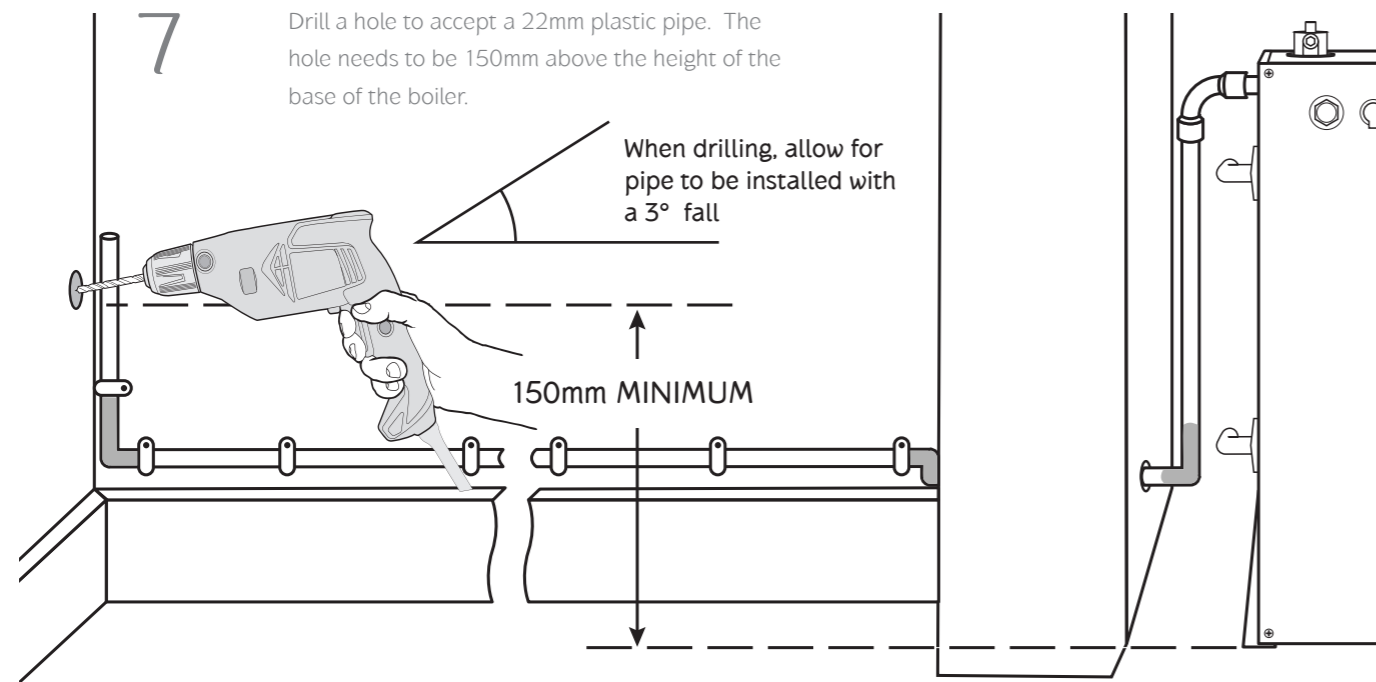


6

When the external wall is reached, raise the condensate pipe 150mm above the height of the base of the boiler.



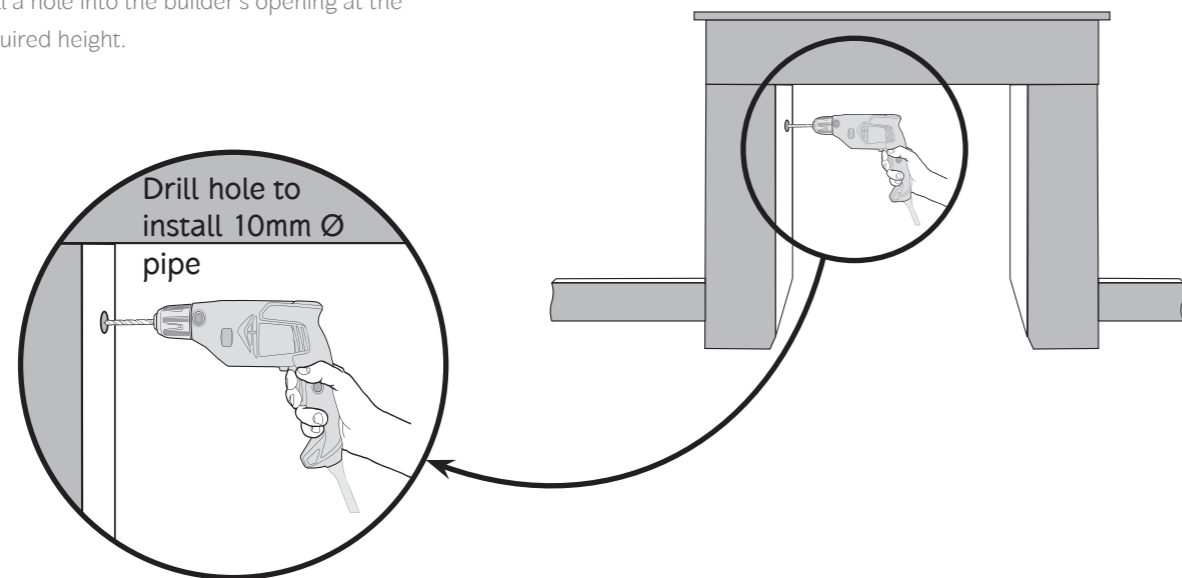
Option 1 – Fit to low level horizontal skirting board – continued



Option 2 – vertical installation

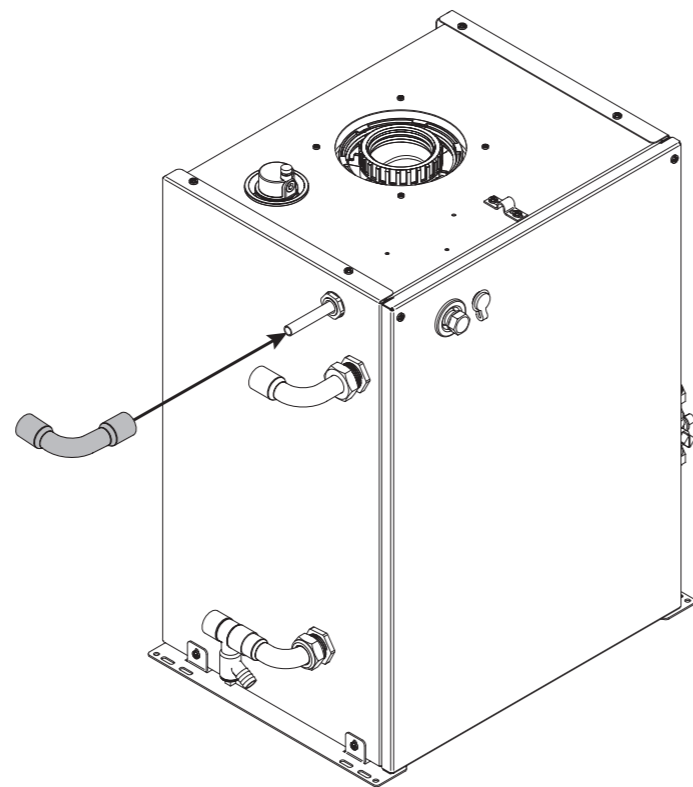
The vertical height of the condensate pipe dictates the maximum amount of 90° plastic elbows, and also the maximum horizontal length allowed. Please refer to table.

1 Drill a hole into the builder's opening at the required height.

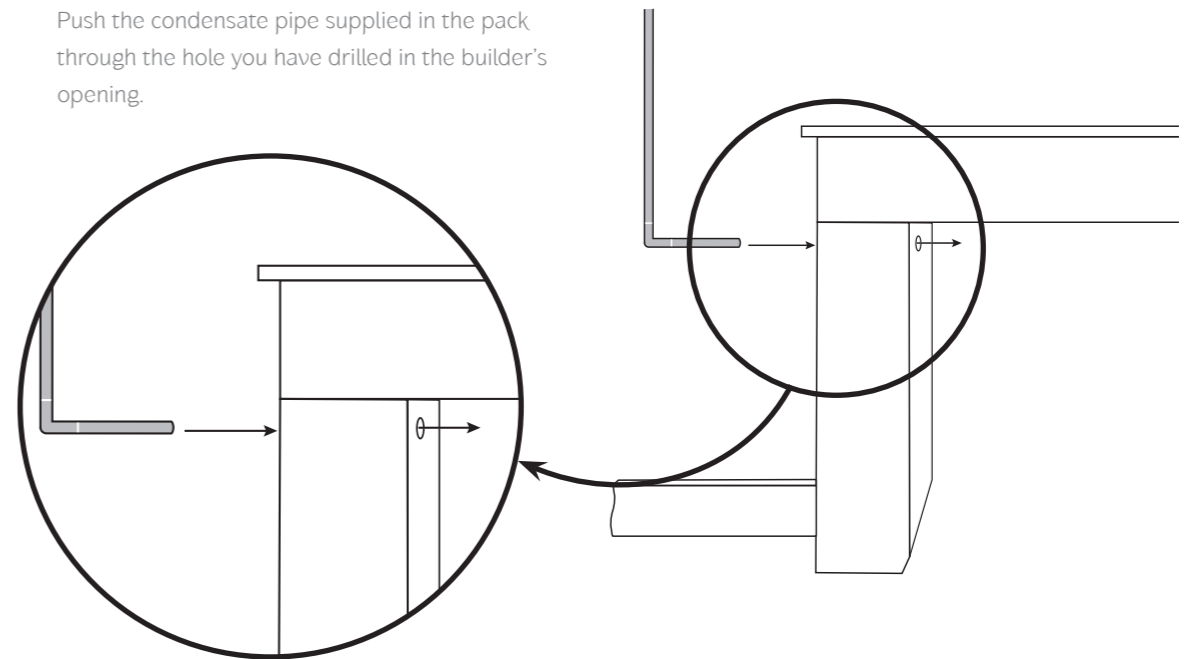


2 Connect the elbow supplied to the condensate pipe outlet on the boiler so that it is pointing in the correct orientation as appropriate.

90° plastic elbow supplied

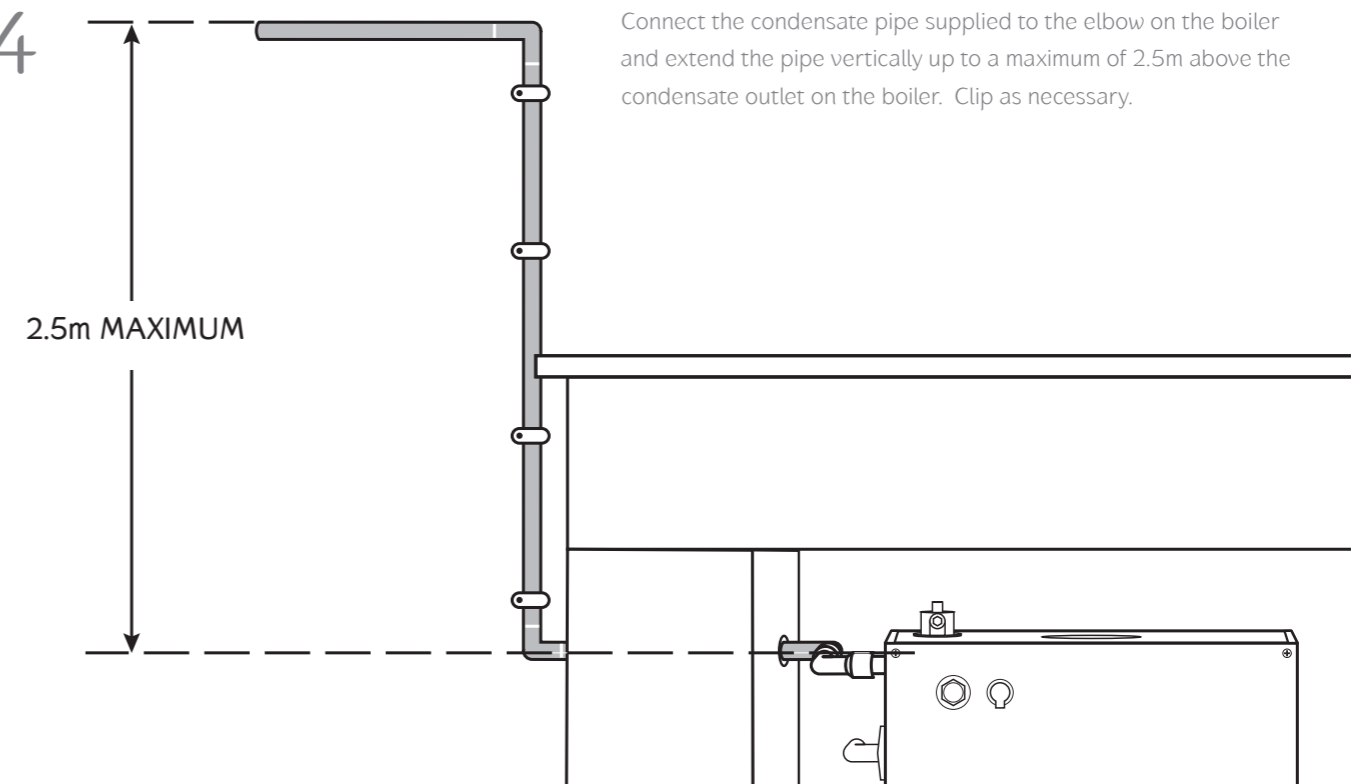


3 Push the condensate pipe supplied in the pack through the hole you have drilled in the builder's opening.

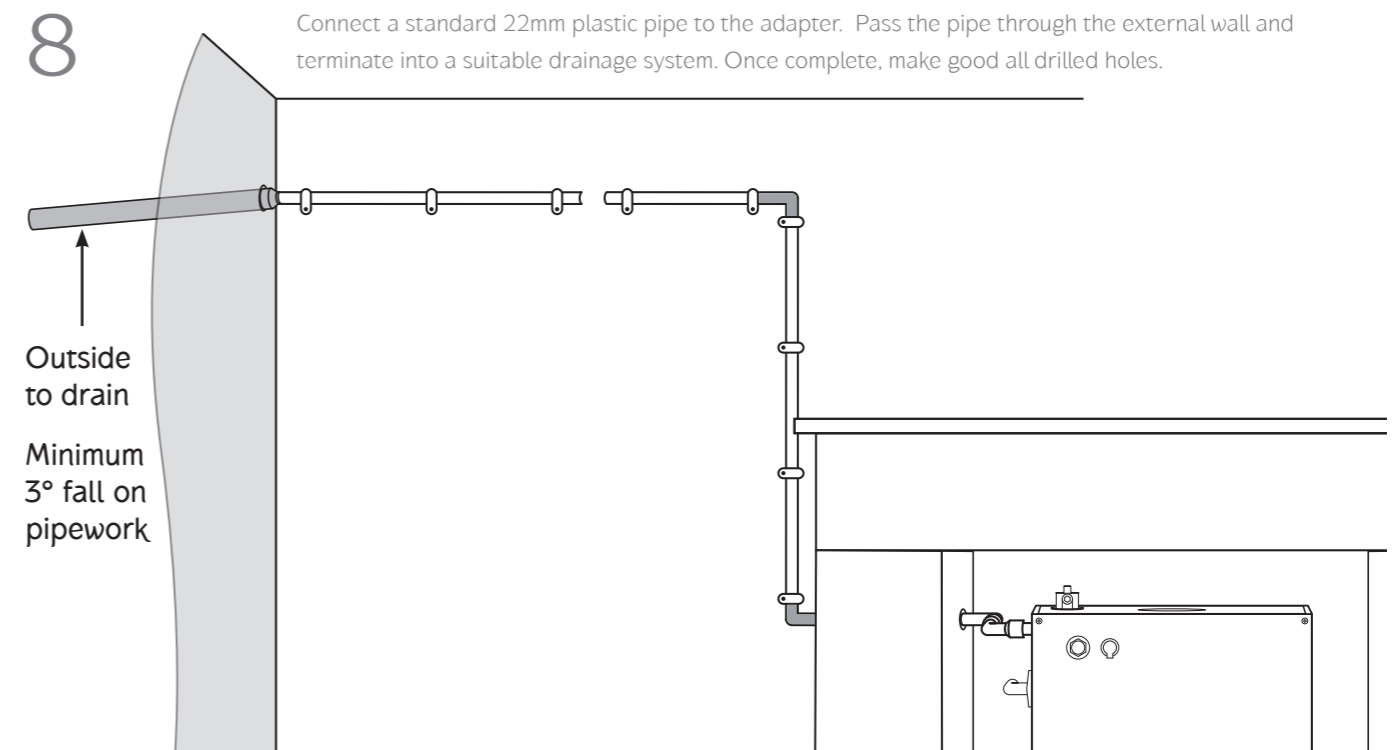
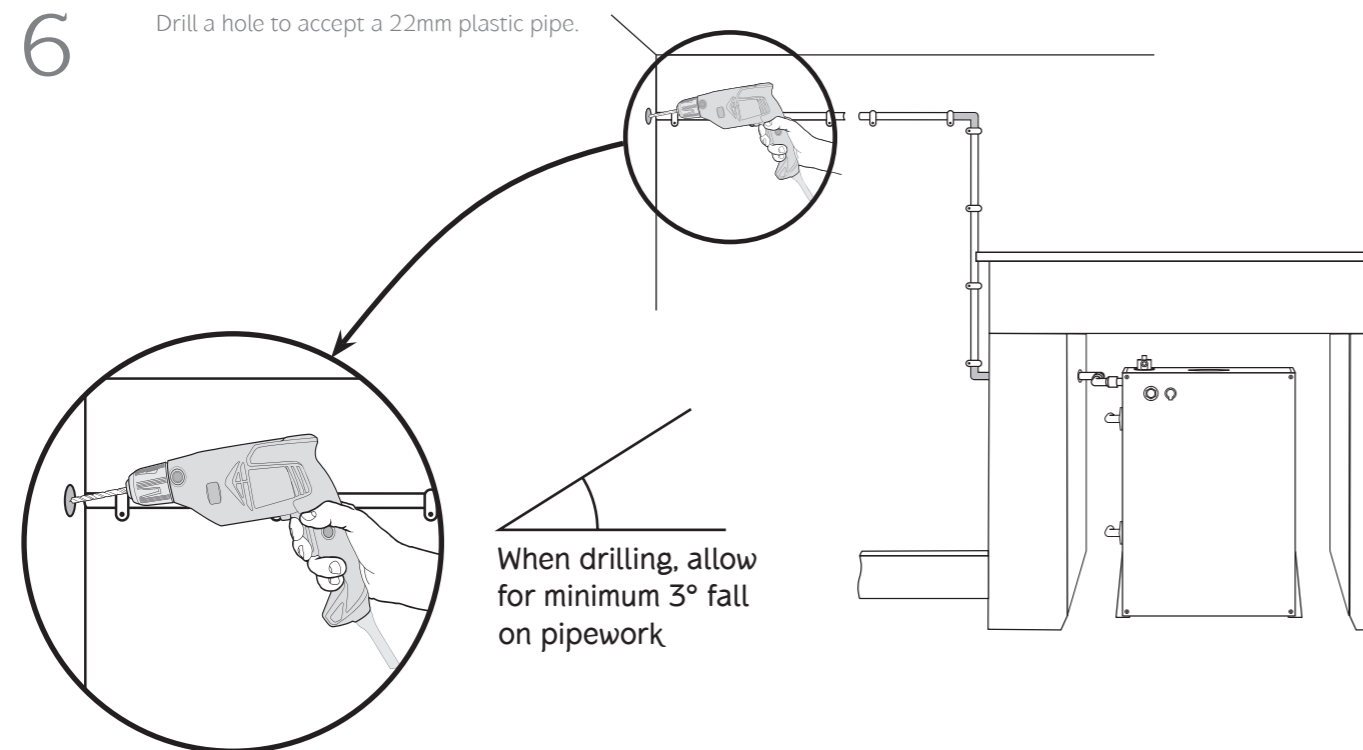
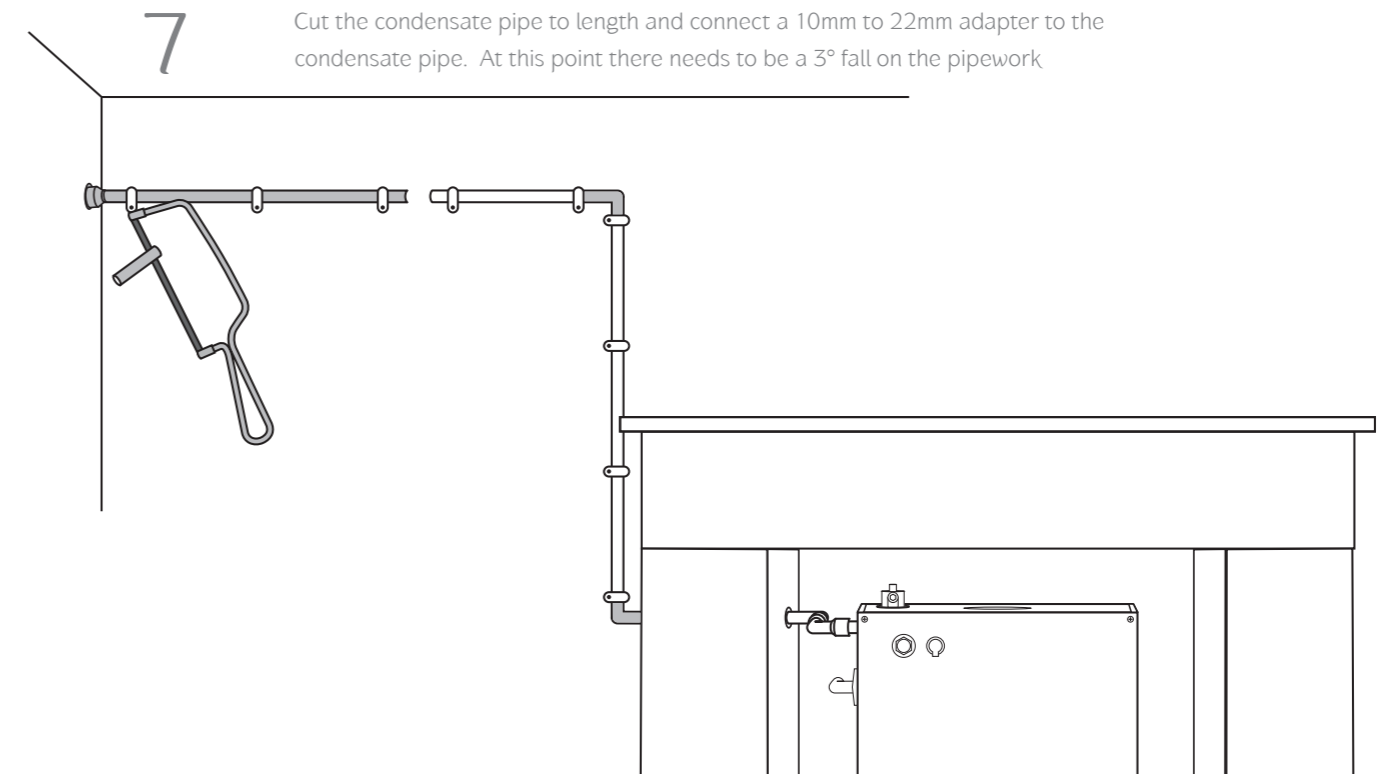
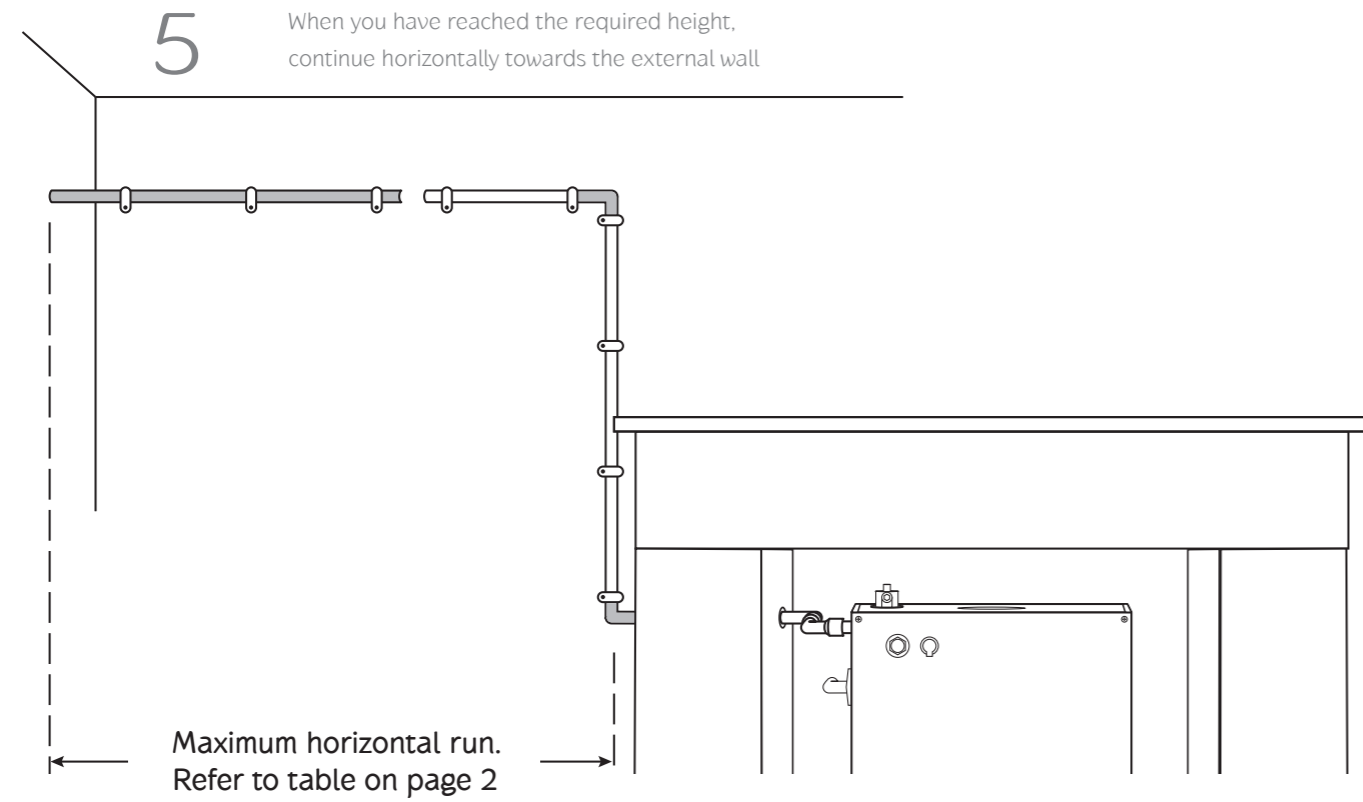


Additional Note: take care to prevent **brick dust** entering pipe when pushing the pipe through the wall

4 Connect the condensate pipe supplied to the elbow on the boiler and extend the pipe vertically up to a maximum of 2.5m above the condensate outlet on the boiler. Clip as necessary.



Option 2 – vertical installation

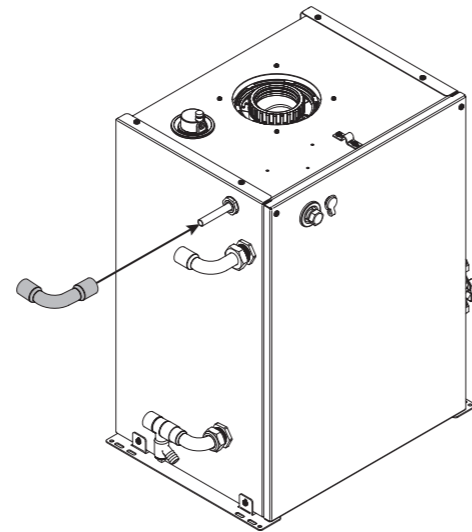


Option 3 – under the floorboards

1

Connect elbow supplied to condensate pipe outlet on the boiler, the elbow has to point in the appropriate direction and orientation accordingly.

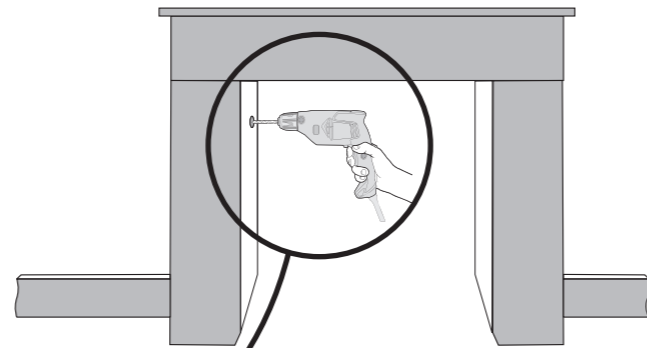
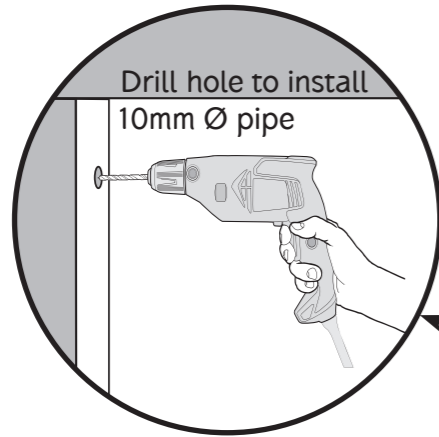
90° plastic elbow supplied



2

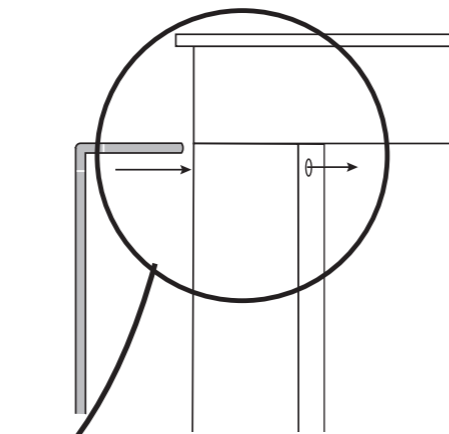
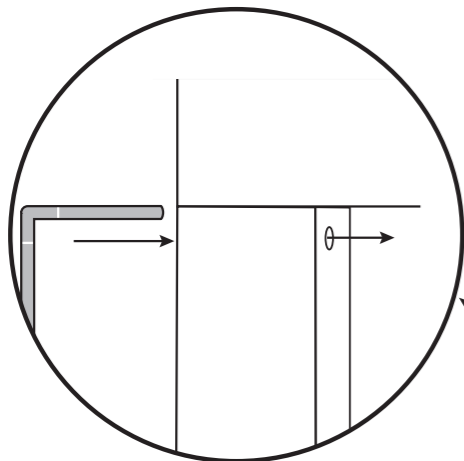
Drill hole in builder's opening on the side you are going to install the condensate pipe, at the required height (or directly vertically downwards as practicable.)

Drill hole to install 10mm Ø pipe



3

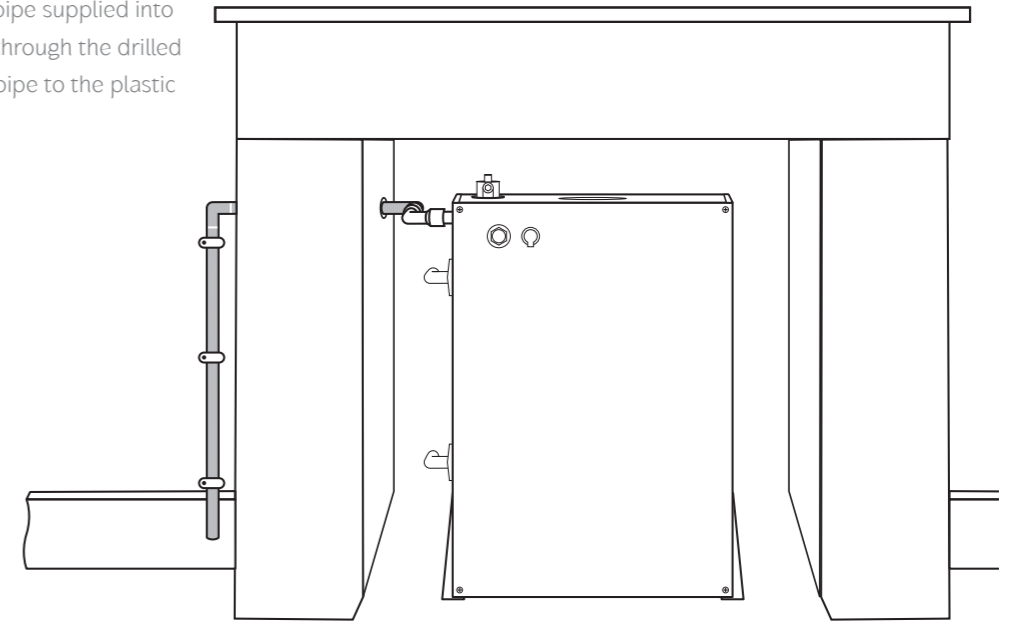
Push the condensate pipe supplied in the pack through the hole you have drilled in the builder's opening.



Additional Note: take care to prevent brick dust entering pipe when pushing the pipe through the wall

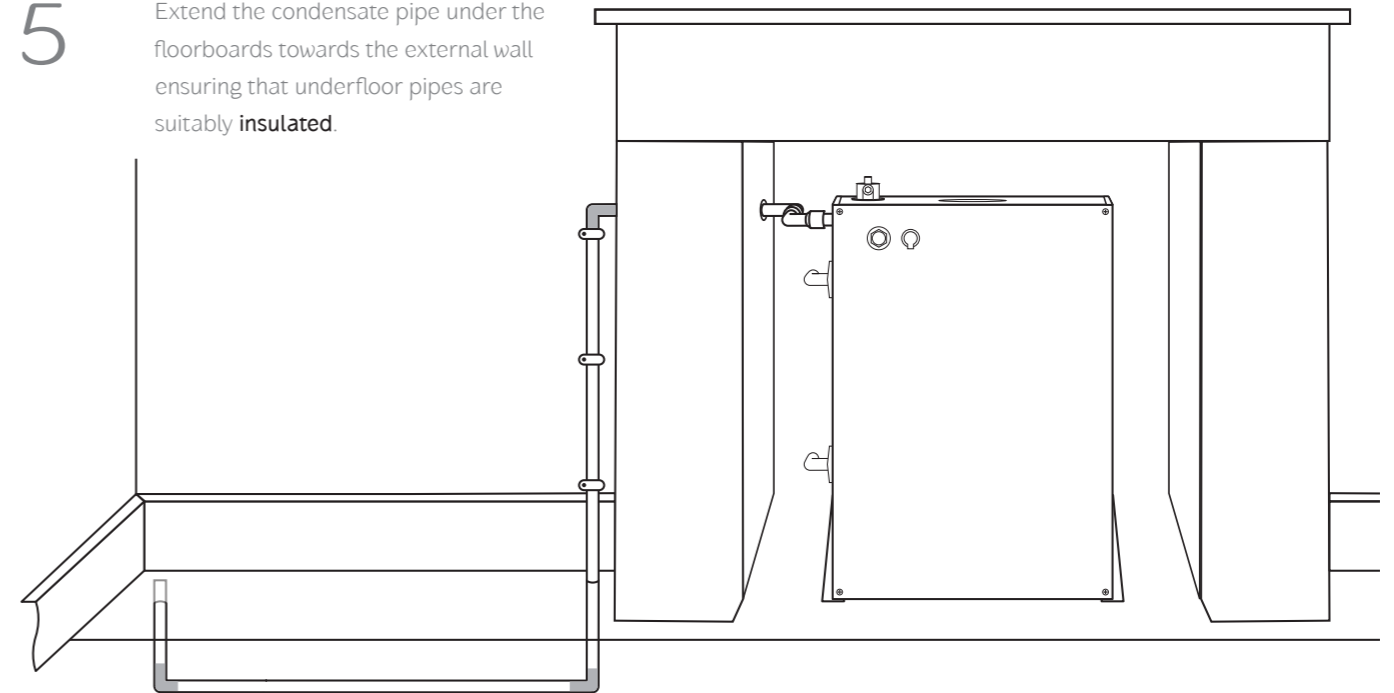
4

Push the condensate pipe supplied into the builder's opening through the drilled hole and connect the pipe to the plastic elbow.



5

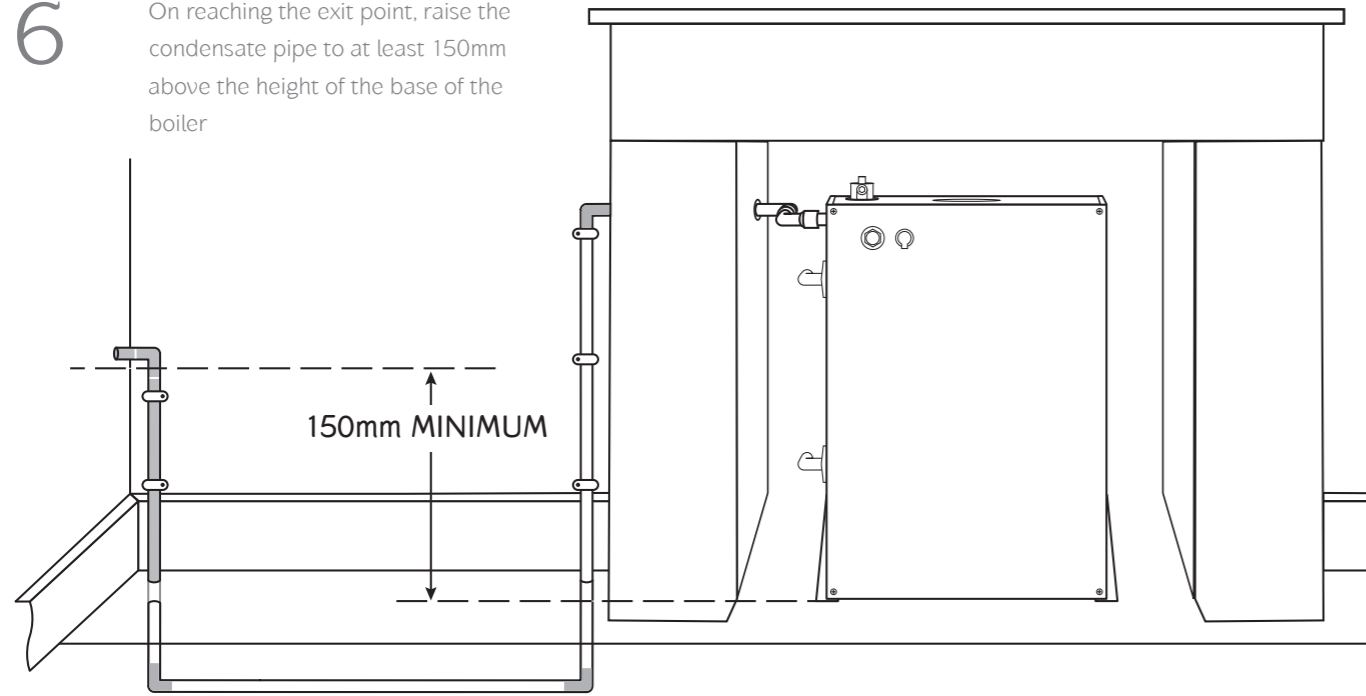
Extend the condensate pipe under the floorboards towards the external wall ensuring that underfloor pipes are suitably insulated.



Option 3 – under the floorboards

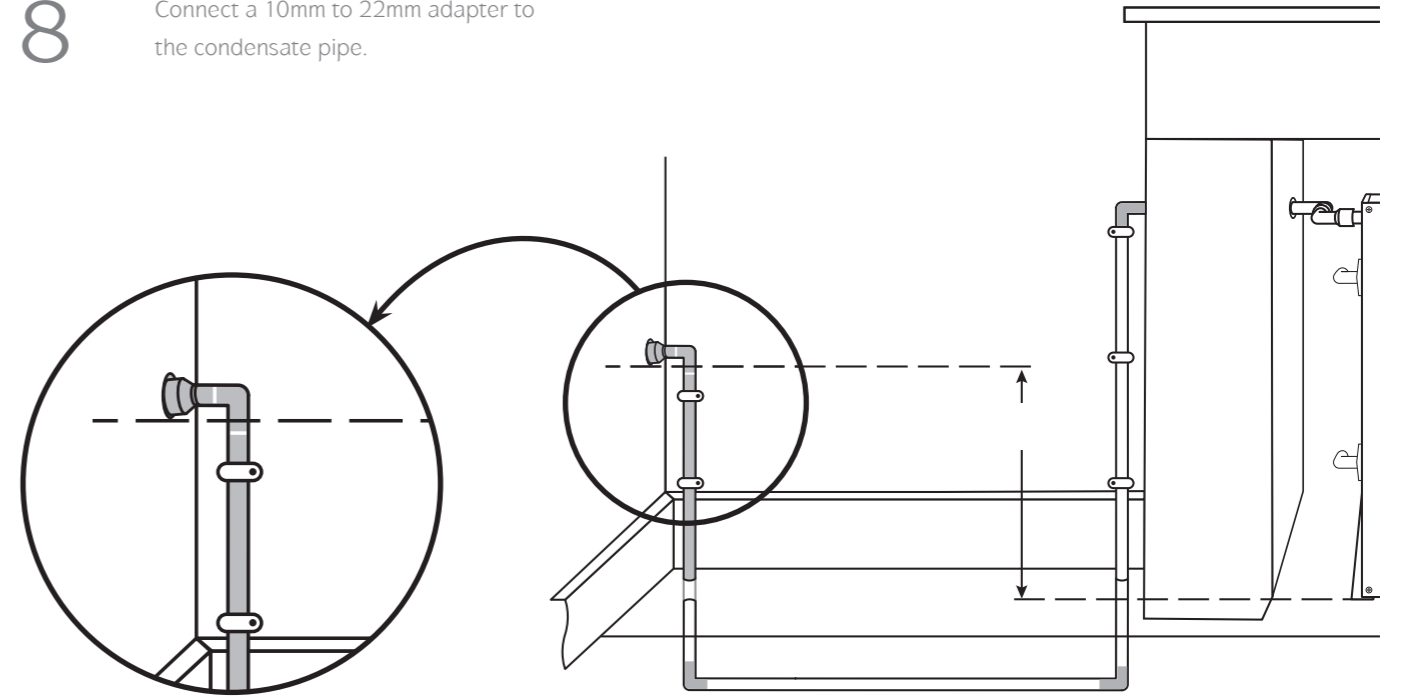
6

On reaching the exit point, raise the condensate pipe to at least 150mm above the height of the base of the boiler



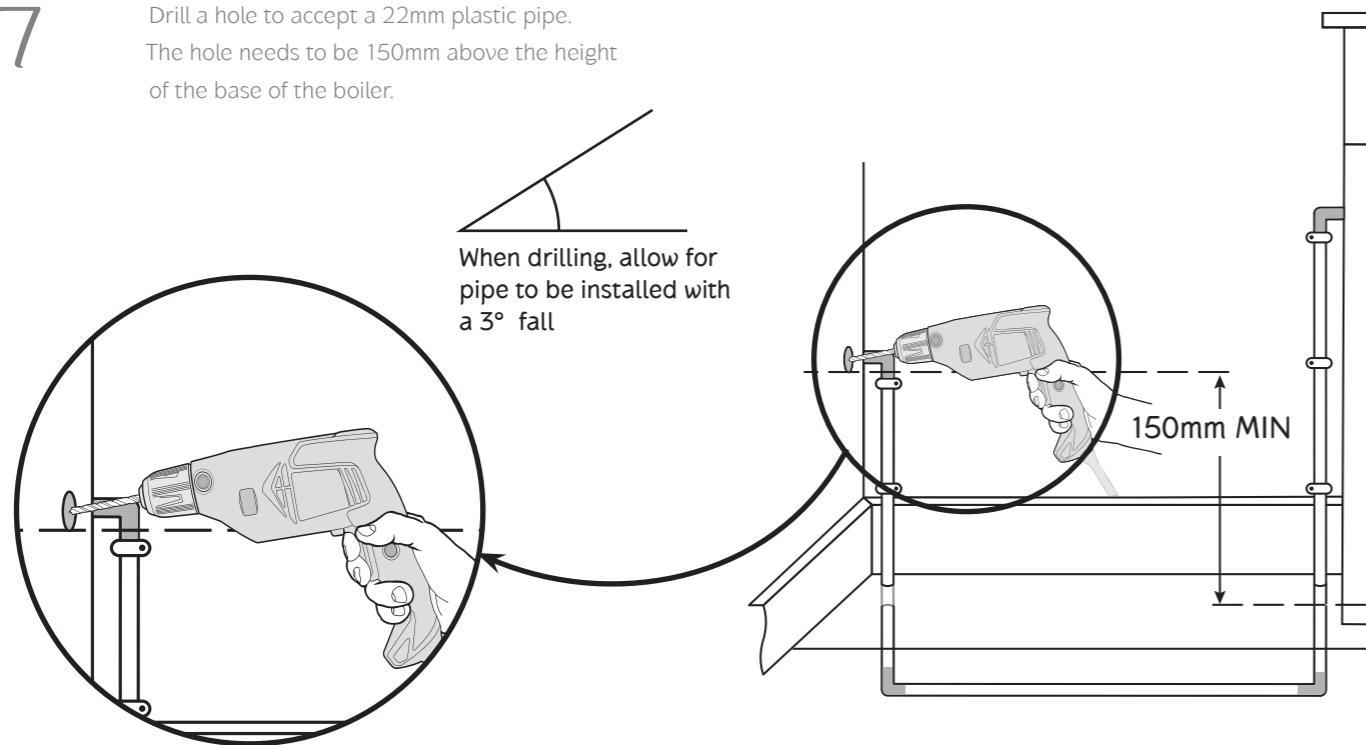
8

Connect a 10mm to 22mm adapter to the condensate pipe.



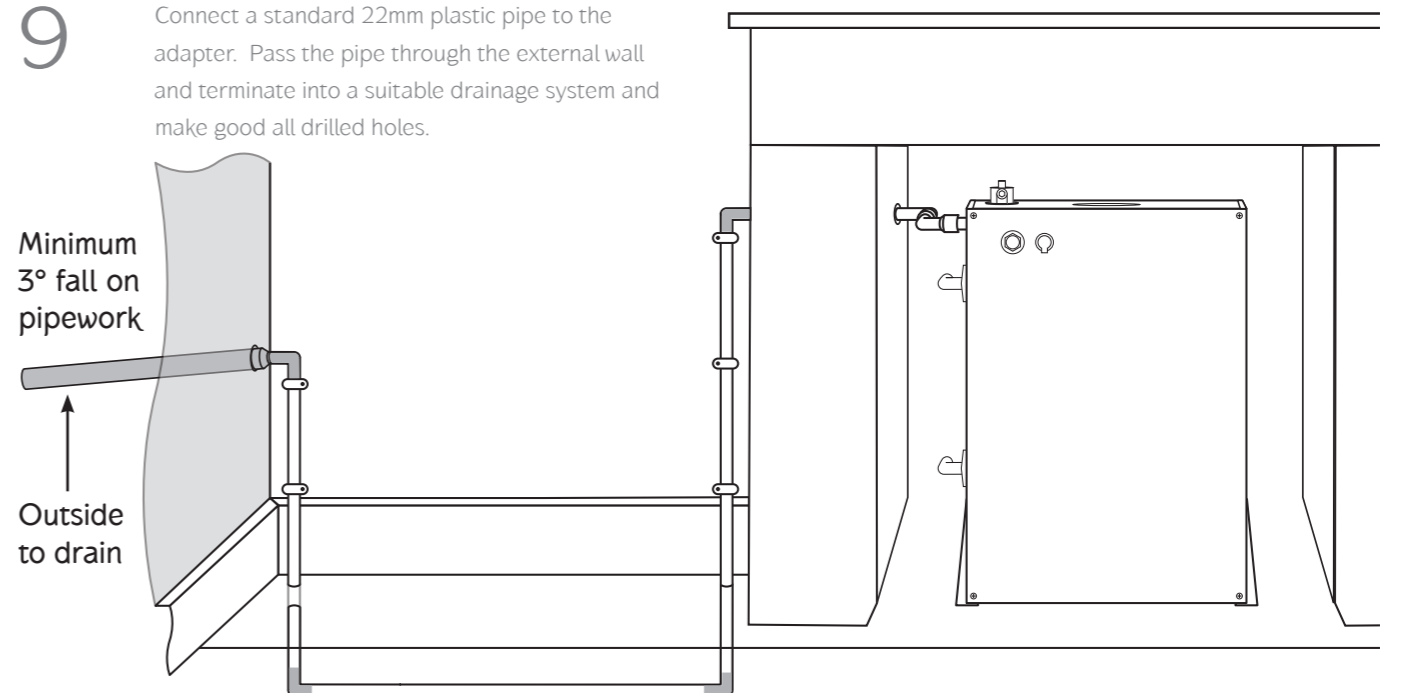
7

Drill a hole to accept a 22mm plastic pipe. The hole needs to be 150mm above the height of the base of the boiler.



9

Connect a standard 22mm plastic pipe to the adapter. Pass the pipe through the external wall and terminate into a suitable drainage system and make good all drilled holes.



Contact us

For all enquiries please call

0844 871 1525

Open Monday - Friday, 8am - 6pm.

Weekends & Bank Holidays, 8.30am - 2pm

We are closed on Christmas Day & New Year's Day

BAXI

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