

# **BB-1**

## **Boiler Buoy Condensate Bypass Valve Installation Instructions**



*Pump House*  
Glaisdale Drive East, Nottingham, NG8 4LY  
Tel ~ 0115 900 5858 Fax ~ 0115 929 4468

*Email ~ [sales@pumphousepumps.com](mailto:sales@pumphousepumps.com) Website ~ [www.pumphousepumps.com](http://www.pumphousepumps.com)*



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## INTRODUCTION

The cutting of internal condensate pipe as a consequence of freezing external pipe has been common place over winter periods. The house occupier has had to live with the cut pipe and installer call out to cut the pipe and recall out to repair.

The freezing pipe causes the boiler to lock out and leaves the home without heating and in some cases has caused boiler damage which may require expensive repair.

The BB-1 Boiler Buoy is a solution that has been designed to be fitted during install, emergency call outs or whilst performing annual service visits. The Boiler Buoy signals blockages in the boiler condensate pipe and is compatible with 22mm overflow pipe. It has a RED float which when showing, signals that the condensate pipe has a blockage. The built in tap allows for the householder to drain the condensate away safely and ensures heating of the property can be maintained.

## INSTALLATION OPTIONS

The boiler condensate from boilers is typically run through a 22mm overflow pipe. The Boiler Buoy is designed to fit vertically inline with the overflow pipe. Below is a summary of three types of installation solutions:

### OPTION ONE: STRAIGHT VERTICAL PIPE RUN (fig.1)

1. Measure 120mm gap in the existing pipe.
2. Cut the pipe and remove the condensate pipe.
3. Insert the Boiler Buoy in the gap (fig.1).
4. Ensure the rubber sleeve joint is sealed.
5. Leave the installation instructions with the boiler.
6. Explain the operation to the home owner.



(fig.1)

For further installation advice please call the technical support helpline on 0115 900 5858.

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## INSTALLATION OPTIONS

### OPTION TWO: DIRECT THROUGH THE WALL PIPE RUN BEHIND THE BOILER

Where the discharge is through an external wall directly from the rear of the boiler or is less than 200mm below the boiler before exiting the property. Use overflow fittings to construct a TRAP design see (fig.4).

1. Cut the existing pipe and insert a T piece below the boiler
2. Drop the pipe work and form a 75mm TRAP below the T piece.
3. Install the Boiler Buoy so that the tap outlet is level with the bottom of the discharge pipe that exits the property.
4. Install a vertical length of pipe to the top of the boiler to allow for venting.
5. Leave the installation instructions with the boiler.
6. Explain the operation to the home owner.

(It is IMPORTANT to locate the tap outlet of the boiler buoy level with the top of the discharge pipe.) see (fig.4)



(fig.3)

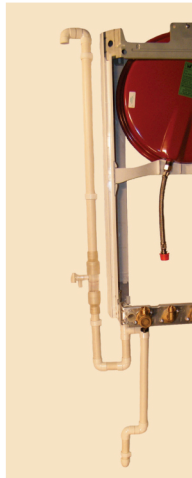


(fig.4)

### OPTION THREE: BOILER WITH NO TRAP

Use overflow fittings to construct TRAP design (fig.5) where discharge is more than 200mm below the boiler before exiting the property.

1. Cut existing pipe work and insert a T piece below the boiler.
2. Use overflow fittings to construct a 75mm TRAP design (fig.5) where discharge is more than 200mm below the boiler before exiting the property.
3. Install the boiler buoy so that the tap outlet is level with the lowest point of the condensate outlet of the boiler.
4. Install a vertical length of pipe to the top of boiler to allow for venting.
5. Connect the new T back to the existing condensate pipe below the boiler.
6. Leave the installation instructions with the boiler.
7. Explain the operation with the home owner.



(fig.5)



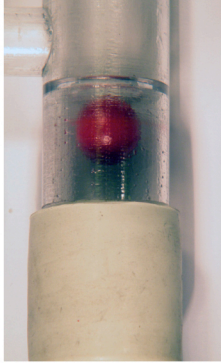
(fig.6)

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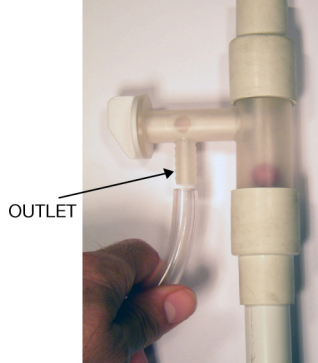
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## OPERATOR INSTRUCTIONS

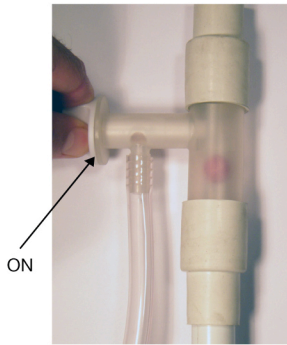
1. If the RED ball is showing - this signals that your OUTSIDE PIPE IS FROZEN.



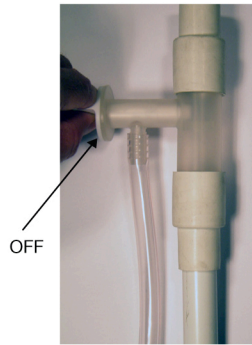
2. Connect the hose to the OUTLET and DRAIN into a plastic container or bucket.



3. Turn the tap ON to release the blockage. Empty the container into a sink, bath or toilet drain.



4. When the freezing cold spell is over, and the RED ball is no longer visible. TURN THE TAP OFF.



- IT IS IMPORTANT TO LEAVE THESE INSTRUCTIONS NEAR THE BOILER FOR FUTURE USE.

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