

KNOW THE FACTS!

REPLACEMENT WATER HEATERS

Here's a quick rule of thumb: 9 times out of 10 a pan is required. You will need to prove why it is not required if you choose not to install a pan. When in doubt, install a pan.

Gas Water Heater Installations in Mobile Homes

Since the Ohio Basic Plumbing Code does not address water heater installations (replacement or new) in mobile homes, Hamilton County Public Health's Plumbing Division is making it easy for you! Several water heater manufacturers' installation guides state that gas water heaters are not for use in mobile homes. Please read the manufacturers' guide before installing a gas water heater in a mobile home. Be prepared to have the manufacturers' guide and installation instructions available for the plumbing inspector to review during all water heater inspections.

Water Heater Pans

Water Heater pans are required per section 504.7 of the Ohio Plumbing Code (O.P.C). The language has changed, so HCPH Plumbing provides clarification. The code states:

Where water heaters or hot water storage tanks are installed in location where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a material thickness of not less than 0.0236 inch (No. 24 gage) or other pans approved for such use.

The code no longer uses the term, "structural damage."



PANS ARE REQUIRED IN:

- Slab houses
- Any living areas
- Attics
- Finished basements- living spaces (family room, computer room etc.)
- Where walls and floor can be damaged (i.e. where dry wall, plaster, etc. is in the same room as water heater)
- Unfinished areas where leaks will damage property, floors and/or walls
- Locations where damage can occur to the structure, floor, walls and property
- Overhead installations
- Areas with wood floors

PANS ARE NOT REQUIRED IN:

- Basements with cement floors and stone or cement walls. Be sure there is no nearby drywall, stairs or property that could be damaged by water and that there is a floor drain in same room as the water heater.
- Garages with floor drains and, as above, away from areas where floors, walls and property can be damaged
- Tile floors with tile baseboards in areas with a floor drain near the water heater.



For more information, please call the Hamilton County Public Health Plumbing Division at 513-946-7854.