ISSUE

Section P-815.2 of the Philadelphia Plumbing Code states, “Drip pans under hot water heaters located in apartments shall be piped to an indirect waste line”.

This section of the code has been occasionally interpreted to mean that drip pans are optional and that piping to indirect waste line is only required when drip pans are voluntarily installed.

PURPOSE

The purpose of this Code Bulletin is to standardize the Department’s application of this code section.

POLICY

1. Drip pans shall be provided whenever hot water heaters are installed in a Group R-2 occupancy as defined by the Philadelphia Building Code.
   Exception: Hot water heaters installed in an unoccupied basement.
2. The pan shall be at least 1.5 in. deep and shall be of sufficient size and shape to receive all drippings or condensate from the tank or water heater.
3. Pans shall be a minimum 24 gage galvanized steel or other materials listed for such use.