

Extension for Washing Machine Pan

In Peterkort Woods units the laundry room is on the third floor, which is a great convenience. However, it also creates a risk of significant water damage when a washing machine or a hose leaks. To reduce that risk the laundry rooms include a fiberglass Mustee Model 99 Durapan to hold the washing machine, and each pan has a drain in the middle that leads (usually) to a discharge pipe in the garage. If your washer or washer hose leaks, the pan will catch most or all of the water and carry it safely down the drain.

The washing machine drain pans have an aluminum gate in front that can be removed to slide the washer out for repair or replacement. Newer washing machine have created a problem with this system. The new high efficiency machines are deeper than most washers were when our units were built. Frequently residents buy new machines that don't fit in the pans with the gate on, so they leave the gate off. Without the gate leaking water can flow out the front of the pan and into your unit rather than going down the drain.

A solution to this problem is to add a simple extension to the pan. Currently no one manufactures an extension, so homeowners need to fabricate them.



The extension shown in the image above is made from two pieces of 1-1/2" aluminum bar available at Lowe's for about \$25. To make an extension you will need one 3 foot piece of angle bar and one 3 foot piece of flat bar, each C" thick. You can also use 2" aluminum bars (since the pans are 2-1/2" high). Home Depot currently has limited sizes, but you may also want to check there. You will also need two stainless steel screws (panhead #8 x 2") and a tube of silicone sealant. Use stainless steel to prevent corrosion where the screw contacts the aluminum.

Your pan is 32" wide. If your laundry room is a closet (as in this example) likely the doorway will be in the way of an extension at one end of the pan, so you will have to make your extension a bit shorter than the full width of the front of the pan. As long as the extension reaches the inside edge of that side of the pan it will work. Cut two pieces of the angle bar 1-1/2" long (2" if you are using 2" angle bars) for the end caps, then cut the remaining angle bar 1/4" shorter than the width you need for your extension. (The 1/4" is to accommodate the two C" thick end caps.)



The aluminum cuts easily with a hacksaw or other metal cutting tool. Slide one side of an end cap under each end of the long piece of angle bar as shown in the photo to the right. Then cut the flat bar to fill in the empty space under the angle bar between the two end caps. Drill through the angle bar and end caps at each end as shown in the left photo and screw them to the floor with the stainless steel screws. Finally, seal all the joints of your new extension with silicone sealant.



To pull out your washer in the future you will need to remove the extension by taking out the two screws. You will also need to re-seal the joints with silicone after the washer is placed back in the tray.

Alternatively there are automatic shut-off valves available that attach to the washer faucets. These are activated by water sensors placed on the floor next to the washer. Newer models connect to the internet to alert you when there is a leak.