



Coliseum Park Apartments •

WASHER/DRYER POLICY

Clothes washers and dryers may be installed in the kitchen of your apartment, provided that these policies and guidelines are followed:

1. Prior written approval must be obtained from the Board of Directors before any installation occurs.
2. The installation must be performed by a licensed contractor. Copies of the plumber's and/or electrician's license and certificates of insurance must be submitted prior to the start of the installation.
3. The shareholder must provide proof of liability insurance of no less than \$75,000.
4. Each installation must be inspected by the building superintendent immediately upon completion of the work. Further inspections may be necessary from time to time and must be permitted by the shareholder.
5. Dryers may not be vented out of the window, through the brickwork or into existing ventilation shafts.
6. Individual washing machines and/or dryers which have caused problems that have not been remedied shall be removed upon the request of the Board of Directors, at the shareholder's sole cost and expense. A penalty of \$250.00 per month will be imposed for any failure to remedy or remove the equipment when requested.
7. Replacement of existing equipment, if any, must conform to these specifications.

8. Equipment Specifications:

- 8.1 Laundry equipment shall be front load, low water consumption, low energy consumption type.
- 8.2 Clothes dryers shall be electric, self-venting types, with no vent to the exterior.

9. Equipment Installation

- 9.1 The washing machine shall be mounted on an approved vibration mat.
- 9.2 The clothes washing machine shall be connected to the existing or new hot and cold water branch piping, drain and vent piping by a New York City licensed plumber. A plumbing repair application (ARA) permit and sign-off shall be obtained by the shareholder's plumber and submitted to the managing agent in advance of any work.
- 9.3 The water lines shall be connected using stainless steel braided clothes washer hoses.
- 9.4 There shall be New York City approved check valves or vacuum breakers installed in the hot and cold water branch piping to prevent backflow into the domestic water piping.
- 9.5 The water supply shall be regulated by a Watts Intelliflow automatic water shut down device (Series A2C-M1) or an approved equal.

10. Equipment Maintenance:

- 10.1 Clothes washing machine flexible hoses shall be replaced upon evidence that excessive wear has been detected.
- 10.2 Lint shall be cleaned from the dryer filter, ducts and other components on a regular basis to prevent lint build-up.
- 10.3 Adequate ventilation shall be maintained in the apartment to prevent excessive humidity.
- 10.4 Soap or detergent used in the clothes washing machine shall be of a "low suds" type.