



GAS DRYER and WASHING MACHINE COMPLIANCE NOTIFICATION ADVISORY

TO: ALL RESIDENTS

AUGUST 2018

The City of New York has instituted a complex set of requirements for the installation of Gas Dryers (not electric dryers) and Washing Machines (not portable washers that drain into the sink). The City now strictly enforces these rules, which apply to *existing, new or replacement* appliance installations in your apartment. As a result, all shareholders and residents are required to follow these City-mandated rules, which are explained below.

NYC DOB INSTALLATION REQUIREMENTS FOR WASHERS & GAS DRYERS

The NYC Department of Buildings (DOB) requires all WASHING MACHINES and all GAS DRYERS (existing, new or replacement installations): **(1)** to be filed by a NYC licensed Plumber with the DOB *prior* to installation and **(2)** to be installed by a NYC licensed Plumber in accordance with all applicable NYC Building Codes.

Installing a code-compliant **Washing Machine** or bringing an existing one into compliance in a Glen Oaks Village apartment is likely to be costly due to changes in *plumbing-related* NYC Building Codes. Washers require 2" drain lines be converted to 3" drain lines which involves running lines into basements and through first-floor apartment walls. Other requirements deal with the number of appliances being connected to common drains and vents, and these requirements are affected by the location of the appliances.

NYC Building Codes for **Gas Dryers** are stringent and code-compliant installations can also be expensive due to changes in *plumbing-related* NYC Building Codes. Rigid gas piping needs to be updated and insulated rigid vent piping must now be installed through the exterior wall, no closer than 4' from the nearest window. Flexible dryer vent hoses can no longer be used, all valves must be lockable, and the Gas Dryer, itself, must be within a certain distance of the main gas line. All of this is avoided by using an Electric Dryer instead of a Gas Dryer. Electric dryers do NOT require a DOB Permit and may be a better appliance choice for most residents.

Prior to any installation of a Washer, Gas Dryer, or Electric Dryer, you must first file a *no-fee* GOVO (single-Inspection) Alteration Agreement, if you haven't previously done so.

If you have questions, please contact the GOVO Alteration Services Unit, 718-347-2337.

WHAT ARE YOUR OPTIONS IF YOU HAVE A WASHER AND/OR GAS DRYER IN YOUR APT?

If you currently have a Washer or Gas Dryer in your apartment and you have never filed for a NYC DOB Permit, the City deems that you're in violation. **THESE ARE YOUR OPTIONS:**

1) REMOVE THE APPLIANCE(S). As previously mentioned, the cost to install a Washer and Gas Dryer is prohibitive and removing the appliance(s) may be your best choice. In some instances, and for technical NYC Code reasons, it may not even be possible to bring your appliance into compliance. If you do decide to remove your appliance(s) from your apartment, the Board has authorized Maintenance to do so *at no cost to you*. They will place it in your garage or discard it. The co-op cannot store your appliance(s).

2) PAY TO HAVE THE APPLIANCE(S) INSTALLED in accordance with NYC DOB Code Requirements. A NYC-licensed Plumber must be used for the installation and to file all permits with DOB. If you decide to choose this very expensive option, the co-op will work with your Plumber to file the proper DOB permits. Electric Dryers do NOT have to be filed with DOB but will require the use of a dedicated, single-use electrical outlet that can be installed by a licensed Electrician, if such an outlet does not currently exist.

3) KEEP YOUR APPLIANCE(S) and make your own arrangements for their disposition.

COMPLIANCE WITH THE NYC WASHER AND GAS DRYER REQUIREMENTS IS SOLELY YOUR RESPONSIBILITY. ALL SHAREHOLDERS AND RESIDENTS ARE SUBJECT TO THESE RULES.

NYC DEPT OF BUILDINGS AND ENVIRONMENTAL CONTROL BOARD (ECB) VIOLATIONS

Violations occur when Washers and Gas Dryers are installed without first filing for a DOB permit, regardless of how long ago they were installed. If DOB finds the un-filed appliance(s) during an apartment inspection, it will assess a monetary violation and require that the violation be cured. Although DOB apartment inspections are rare, they may occur in certain circumstances such as a Con Ed gas leak in your building. If DOB discovers that there are no permits on file for your appliance(s), a DOB/ECB violation will be issued, and you will be fully responsible for violation fees and any other costs associated with bringing your appliance(s) into compliance. Even removal of appliances at that time may not eliminate all DOB/ECB violation fees.

THE BOARD UNDERSTANDS that the once simple process of installing a Washer or Gas Dryer has been "turned on its head" by these NYC-mandated rules that make compliance financially onerous and stressful. We are equally concerned as you, but unfortunately, have been unable to mitigate these rules with DOB despite our best efforts. We only ask that you direct any complaints and objections to your NYC Councilmember and not to the co-op staff.