PARKFAIRFAX CONDOMINIUM UNIT OWNERS' ASSOCIATION
3360 Gunston Road, Alexandria, Virginia 22302-2198
Telephone (703) 998-6315

ROUTINE CHANGE APPLICATION CHECKLIST
WASHER/DRYER AND DRYER VENT INSTALLATION

In order to process your application in a timely manner, please be sure **all** of the following information is submitted to the Covenants Director**:**

- ✓ Completed and signed routine change application for washer/dryer installation.
- ✓ City of Alexandria electrical, plumbing, and mechanical (for vent) permits.
- ✓ Contractors' names and copies of their license and certificate of insurance.
- ✓ Diagram/picture indicating the proposed location of the dryer vent in the exterior of the building.
- ✓ Signed and notarized indemnification agreement.

Including these items with the application will help to avoid delays in the approval of your application. REMINDER: Applications are typically processed within 10 business days following the submission of a completed application. If you have any questions, please feel free to contact the Association Office.

NOTES:

- ✓ Gas dryers are not permitted.
- ✓ With the exception of condensing style dryers, all electric dryers must be vented permanently to the exterior of the building according to the attached specifications. Temporarily venting a dryer by means of a flex hose placed through a window during periods of operation is not allowed.
- ✓ Because installing a washer/dryer requires modifications to common element plumbing and electrical, Parkfairfax AR #2 requires the work be done by a contractor licensed in Virginia and be permitted and inspected by the City of Alexandria's Code Administration.

- ✓ All plumbing and electrical work performed in the crawl space under the building, including the temporary water shut-off, must be coordinated with Parkfairfax maintenance staff so appropriate notice can be given to the other residents in the building.

- ✓ Replacing an existing washer/dryer in the same location and using the existing modified plumbing and electrical does not require the submittal of an application. However, relocating the washer/dryer will be considered a new installation and will require submittal of an application.

- ✓ Do not begin the installation until you have received written approval from the Covenants Director. If you install your washer, dryer, and/or dryer vent without approval and for any reason your application is not approved, you will be responsible for any necessary alterations to bring your installation into compliance.

- ✓ Lint buildup in dryer vents is a fire hazard. If using an aluminum dryer vent cap, remove the screen before installing. External cages over vent caps are not allowed.

- ✓ Do not vent your dryer at a location where it will blow into another person's living area nor where it is susceptible to flooding.

- ✓ Do not vent your dryer directly into your attic or through the roof.

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WASHER AND DRYER INSTALLATION AND DRYER VENT INSTALLATION SPECIFICATIONS

General Instructions

- All installations must be done in accordance with the City of Alexandria code **and** Parkfairfax specifications as well as the manufacturer's specifications.

- Because common element plumbing and electrical are involved with the installation of a washer and dryer, all work must be done by a licensed and insured contractor(s) and be properly permitted and inspected by the City of Alexandria.

- The installation of a dryer vent shall be performed by a licensed general contractor or HVAC subcontractor and be properly permitted and inspected by the City of Alexandria.

- Copies of the contractors' licenses and certificates of insurance shall be submitted to the office as part of the application for routine changes. All necessary City of Alexandria permits must be obtained prior to beginning work.

- Water shut-offs must be coordinated with Parkfairfax Association office at least 48 hours in advance so proper written notice of the shut-off can be given to the other residents of the building Water shut-offs are done by Parkfairfax Maintenance staff only between the hours of 9am and 3pm Monday – Friday (excluding Federal holidays).

- Do not begin installation of your washer/dryer and/or dryer vent until you receive written approval of your application from the Covenants Director. If you install your washer/dryer and/or dryer vent without approval and for any reason your application is not approved, you will be responsible for any necessary alterations to bring it into compliance.

- If you are replacing an existing washer/dryer unit(s) but are changing the location within your unit and/or changing the type of unit (i.e., replacing a condensing unit with a vented unit) you must submit a new application for Association approval.

- If you are replacing an existing washer/dryer unit(s) and are making no changes in

location or type, you are not required to submit an application.

- The owner/resident is responsible for keeping their dryer vent and wall cap in proper working order (including paint) and for removing lint buildup from the vent.

Installing a Washer/Dryer with a Dryer Vent

- Gas dryers are not permitted.
- Electric dryers must be permanently vented to the exterior of the building.
- Installation of washer/dryer must adhere to the manufacturer's specifications and Parkfairfax specifications.
- The following must be included in the installation:

  (1) A dedicated electrical circuit with a 110-volt/20-amp breaker for the washer. (Confirm with manufacturer's specifications).

  (2) A dedicated electrical circuit with a 240 volt/30-amp breaker for the electric dryer (Confirm with manufacturer's specifications).

  (3) Connection of a standpipe for the washing machine's discharge hose to empty into. The standpipe must extend at least 18" but not more than 42" above the trap water. (See diagram in Appendix)

  (4) Connection of the standpipe, which receives the wastewater, to the unit's vertical stackpipe or sewer main. This connection may not tie into any other drain line for the unit or adjoining units.

  (5) A P-trap or a P-trap with an air admittance vent must link the standpipe to the vertical stack or sewer main to prevent the transmission of sewer gases into the unit.

  (6) New 1/2" hot and cold-water supply lines connected to the building's copper or PEX water lines. The supply lines must be made of braided stainless steel. Each water line must have its own easily accessible shut-off valves in order to facilitate future maintenance.

  (7) Additionally, an automatic shut-off valve with a water sensor is recommended to be installed to avoid a water overflow. An example is pictured in the Appendix.

  (8) A dryer vent permanently installed to the exterior of the building in accordance with the Dryer Vent Installation specifications

Installing a Washer and Condensing (Ventless) Dryer or Combination Unit

NOTE: Operating a condensing/ventless dryer unit may increase moisture and humidity in your residence. Increased levels of moisture and humidity are associated with the growth of mold. Please be sure to review and follow the manufacturer's instructions for regular cleaning and maintenance of the condenser and lint filter. Additional mold mitigation options include adding dehumidifiers and fans. Any claims regarding mold will be reviewed with this consideration and warning.

- Installation of a washer and a condensing (ventless)dryer must include installation of a standpipe, a dedicated waste line, and open access to hot/cold water shut-off valves. A diagram showing how a condensing dryer works is included in the Appendix.

- The following must be included in the installation:

  (1) A combination unit (washer and dryer in a single unit) must require a dedicated electrical circuit with a 240-volt/30-amp breaker (Confirm manufacturer specifications). A washer with a separate dryer must require a dedicated circuit with a 110-volt/20-amp breaker for the washer and another dedicated circuit with a 240-volt/30-amp breaker for the dryer. (Confirm with manufacturer's specifications).

  (2) Connection of a standpipe for the washing machine's discharge hose to empty into. The standpipe must extend at least 18" but not more than 42" above the trap water. (See diagram in Appendix)

  (3) Connection of the standpipe, which receives the wastewater, to the unit's vertical stackpipe or sewer main. This connection may not tie into any other drain line in the unit or adjoining units.

  (4) A P-trap or a P-trap with an air admittance vent must link the standpipe to the vertical stack or sewer main to prevent the transmission of sewer gases into the unit.

  (5) New 1/2" hot and cold-water supply lines connected to the building's existing copper or PEX water lines. The supply lines must be made of braided stainless steel. Each water line must have its own easily accessible shut-off valve to facilitate future maintenance.
  Additionally, an automatic shut-off valve with a water sensor is recommended to be installed to avoid a water overflow. An example is pictured in the Appendix.

Installing a Dryer Vent

- All electric dryers installed shall be vented permanently to the exterior of the residence by means of a 4" circular intrusion through the interior walls (if necessary) and exterior masonry wall of the residence.

- The opening shall be covered by an exterior dryer vent cap/cover/hood made out of aluminum or plastic. Both louvered and vents covered by a hood constructed of plastic and aluminum are allowed. If using an aluminum wall cap vent, the screen must be removed to prevent a fire hazard from lint buildup. Cages over dryer vents are not allowed to prevent a fire hazard from lint buildup. (See pictures in Appendix)

  (1) The wall cap shall be 4" and be constructed of either 28-gauge aluminum or plastic.

  (2) The wall cap shall be painted to match the exterior color of the specific building (either red brick, white brick, or washed brick) with Rust-Oleum exterior grade flat paint, or equivalent. Paint to match the red brick is available from the Association.

  (3) Paintable silicone caulking applied behind & around the wall cap shall be clear or painted to match the color of the exterior brick.

- The vent hole drilled into the exterior masonry wall shall be circular not to exceed 4 1/4" in diameter. The hole is to be cored, drilled, or created using a masonry hole saw. Using a hammer drill or hammer and chisel to make the hole is not allowed.

- The plan for location of vents presented below shall be followed wherever possible. Individual building and unit characteristics may require some variation. Therefore, the exact location of where the dryer vent penetrates the exterior wall surface for a specific unit shall be determined by the Association on a case-by-case basis. One of the concerns is that a dryer vent must not be permitted where it would blow into another person's living area or where it is susceptible to flooding.

  Venting through the roof is not permitted. Venting directly into an attic is not allowed by building code and Parkfairfax specifications. Dryer vent with rigid duct is allowed to be run in the attic. End units with an attic can run rigid dryer duct in the attic to exhaust through a vent in the gable end.

  A. Two-Story Buildings:

  Ground floor installation - Vent caps shall be at least 12" but not more than 60" from grade (measuring from the top

of the hood).

Upper floor installation - The top of vent caps shall be located 6" below the fascia board on the exterior of the building. In no circumstances shall the venting be allowed through the facia board.

B. Three-Story Buildings:

Ground floor installation - Vent caps shall be at least 12" but no more than 60" from grade (measuring from the top of the hood).

Middle floor installation - Vent caps shall be located within the exterior wall areas of your unit

Upper-floor installation - The top of the vent caps shall be located 6" below the fascia board on the exterior of the building. In no circumstances shall the venting be allowed through the facia board.

Appendix

How A Condensing Dryer Works:

1. Cool ambient air goes inside the dryer from the living area.

2. Cool ambient air is heated by the heating element at the back of the dryer.

3. Hot air circulates in the drum, evaporating moisture from the load.

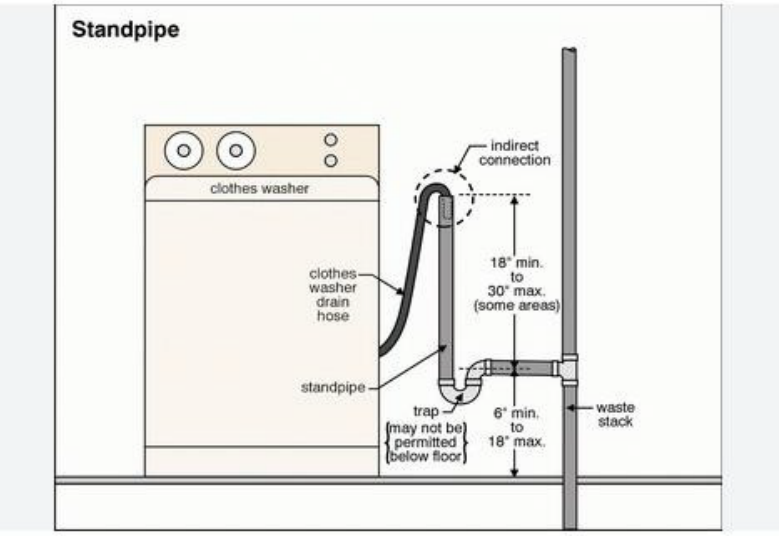
4. The combination of the hot air and moisture circulates through the condenser unit.

5. The hot air and moisture condenses into water as it passed through the cool condenser unit.

6. The water is collected under the condenser unit and is pumped out by the drain pump.

7. Warm dry air is reheated and circulated back into the dryer drum.

Plumbing the Drain Line for the Washer:



An Example of an Automatic Shut-off with a Sensor

Roll over image to zoom.

WATTS Washing Machine Smart Water Shutoff Valve and Wall Box: Water Shutoff, Polysulfone

Item 785EL6 Mfr. Model A2C-SC-WB

An Example of a Dryer Vent with an Exterior Cage (not permitted)