

The Master Apartments, Inc

Washer and Dryer Installation Guidelines

Because of the potential impact to other units and paragraphs 18c and 21a of the Proprietary Lease, all installations of washing machines and dryers to any unit must be approved by the Board, comply with NYC regulations and also meet the following requirements:

WASHER REQUIREMENTS

- High efficiency, “Energy Star” certified, low sudsing frontloading residential machines.
- Overflow protection that includes a metal pan with a leak sensor and automatic shutoff device is required.
- Hot and cold water supply lines fitted with check valves and vacuum breakers.
- 200 psi high temperature discharge washer hose with 200 psi brass or equivalent ends, which discharges into a NYC Code-complying waste box.
- Minimum 2-inch waste line and vented stack.
- Manual shut off valves installed in a location accessible when the washing machine is in place.
- Only high efficiency (HE) detergent is permitted.

DRYER REQUIREMENTS

- Ventless condensing dryers are recommended.
- Air discharge from a vented dryer may go through a panel installed within a window opening.
- Under no circumstances shall a dryer vent discharge into a kitchen or bathroom vent.
- No venting through existing masonry walls without approval from the Landmark Preservation Commission, the Co-op architect, and the Board.
- Certification from licensed electrician that there is sufficient power in the panel for the dryer and that the total load in the unit will not exceed the capacity of the service.