
WASHER & DRYER INSTALLATIONS

Dear Shareholders:

As communicated to all shareholders over the summer, the Board of Directors agreed to permit the installation of washers and dryers in combined apartments. After further discussion, the Board has now agreed to allow washer and dryer installations **in apartments with two or more bedrooms**.

Below are guidelines that must be followed when submitting the Alteration Application for this purpose. The Alteration Application must be submitted to The Lovett Company, LLC in triplicate for review and approval prior to scheduling any work. As always, you must employ licensed and insured contractors that will provide the necessary insurance documents as required by the cooperative.

If you have any questions, please feel free to contact The Lovett Company, LLC at 212-736-3440, ext. 115 (Rolinda Antone, Property Manager) or ext. 212 (Christine Barnas, Assistant Property Manager).

WASHING MACHINES

1. Must be placed within a stainless steel curbed washing machine pan.
2. The pan is to have a water detection device placed within it which is connected to an automatic water shut off.
3. The washing machine shall either have anti-vibration mounts or be installed over a vibration pad within the pan.
4. Manual shut off valves are to be installed in a location accessible when the machine is in place, not behind the machine which would require that the machine be removed to reach the valves.
5. Check (back flow prevention) valves on the hot and cold water supply lines are required adjacent to the shut off valves.
6. Washer hoses to be high pressure exterior metal mesh reinforced lines with brass ends.
7. A 2 inch vented stack shall be installed. A minimum 2 inch waste line shall be connected to the building waste lines.
8. Details of where the hot and cold water lines will originate shall be submitted.

DRYERS

1. Dryers shall be electric non-venting type. No penetrations to the exterior will be allowed.
2. A load letter from a licensed electrical contractor shall be submitted confirming that there is sufficient power in the apartment for the dryer.
3. The installation shall be performed by licensed contractors who will provide proof of insurance coverage as required by the cooperative corporation.
4. The work shall be filed, inspected and signed off by the NYC Department of Buildings prior to the refund of any alteration deposit.

No work will be allowed to commence without the prior approval of the Board of Directors and/or management.