

Co-op Coalition Survey: Washers & Dryers

Thanks to the 23 members who responded to this survey. Following is the original question and the table of responses. Your answers were very helpful and will be helpful not only for the requesting co-op member but for many others who may be considering addressing the issue. Once again, helping others so we don't each re-invent that proverbial wheel!

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 In a message dated 7/22/2016 3:03 P.M. Eastern Standard Time, CooperativesDC@aol.com writes:

A Coalition member wants to know whether coops permit washers and dryers in individual units and, if they do, whether there are any specific requirements such as only approving the self-venting, water efficient European type units, and if there are any financial assessments (one-time, monthly, etc.). Please let us know what your co-op's rules are concerning in-unit washers and dryers. Also include the age of your building(s).

Please respond by 5pm, Friday, August 5. I will share the results the following week. Thanks, again, for helping one another and preventing the reinvention of the wheel!

Best,

Mike O'Dell, Director
 DC Cooperative Housing Coalition
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<50 units	We have no rules regarding washers/dryers. Everybody has them. Also no financial assessments. Our building was built about 1926.
<50 units	We are a 1911 building and do not allow in-unit laundry machines. But I think we have that rule as much out of superstition as anything, so I will be interested to read what others have to say, and if there is any real substance to it.
<50 units	We do not permit washers and dryers in individual apartments. Our building is 89 years old.
<50 units	[Our co-op] is 100 years old and does not permit washers and dryers in the unit.
<50 units	For [our] co-op, which was built in 1923, we do not allow washers or dryers in units. [We are a small complex]. There is not enough infrastructure for it.
<50 units	[Our co-op was] built in 1922 [with fewer than 30 units]. We don't have any official House Rules about washers/dryers in units. All our units have small galley kitchens and very small bathrooms, however, so it would be hard to find space for a washer/dryer. One of our units has a small European-style washer dryer instead of a dishwasher, in the kitchen. We do not charge fees for having a washer/dryer (or for having a dish washer, for that matter).

	<p>I was interested in this issue because there seems to be an unwritten consensus in our building that we should NOT have both a dishwasher and a laundry machine. When I became Board president and really studied our rules, I was actually surprised that we don't have a house rule addressing this issue because I was told not to have both, when I moved in. But I suspect that given the size of our kitchen/bathroom and our old pipes, most plumbers (or whoever installs these things) would be reluctant to install both a dishwasher and a washer/dryer (even a small one) in the same unit.</p>
<50 units	<p>My coop, which was built in 1926, specifically prohibits all in-unit washing machines.</p>
<50 units	<p>[Our co-op] was built in 1910... [and] now does permit individual owners to install a washer and dryer in their apartment. Previously, private washers and dryers were prohibited. The prohibition was lifted after technology improved, and energy- and water-efficient machines became available. According to the president of [our co-op] board and another board member, there are no written rules or guidelines. However, anyone contemplating installing a washer & dryer is expected to submit the contractor's installation plan to the board for approval. There are no financial assessments on the individual owners.</p> <p>The building continues to have 4 washing machines (free) and 4 dryers (coin-operated, minimum charge \$1 for 35 minutes) in the basement, available for all residents to use. A policy of leaving the washing machine doors open after use has dramatically reduced the amount of mold growing in the machines, much to the appreciation of the building super. At the building's January 2015 annual meeting, the treasurer pointed out that our water bill had increased a lot. In response, there is now a sign over the washing machines encouraging residents to use the short "speed wash" cycle (35 minutes), and to run full wash loads rather than just a few items at a time.</p>
<50 units	<p>[Our co-op] was built in 1904 and became a cooperative in 1964.</p> <p>According to our bylaws and house rules, all appliances have to be energy efficient, as certified by Energy Star. There's no explicit mention of water efficiency.</p> <p>Washers, but not dryers, are permitted in units, according to the rules, only in cases where two adjoining units have been merged into one, and the washer replaces one of the kitchens. Then regular maintenance fees apply (with the idea that the two units' worth of fees should cover energy/water usage). I believe the concern about dryers was ventilation, and as no one has a washer yet, we have not thought through whether newer "ventless" washer/dryer combos would be permitted. To the best of my knowledge, we do not currently have any owners using this option.</p>
50 – 99 units	<p>Our building is 100 years old this year. Washer/dryer installations were, for the most part, unrestricted until 2015 when an engineering site visit report cautioned that older buildings sometimes lack the utility services (ample water supply, wastewater lines capable of handling additional drainage, and electric service capable of higher demands).</p> <p>Since 2015, members wishing to install washer/dryers must provide documentation that the total draw on electrical service to their units will not exceed 60 amps and that the vertical water waste line servicing the washer must be at least 2.5" in diameter. If these requirements are not met, the installation is not approved. In addition, those approved to install washer/dryers are encouraged to purchase high efficiency models.</p>

50 – 99 units	[Our co-op] (constructed in 1928 with 52 units) does not allow individual washer/dryers in units. The building did make an exception for one unit many years ago, but generally, no.
50 – 99 units	[Our co-op, built in 1911] has a communal laundry room in the basement. We have 53 units. We have 4 washers and 4 dryers in the laundry room. Neither washers nor dryers are permitted in individual units. Regular washers might overload the drain pipes. Even the water-efficient European models consume a lot of electricity, and our building's electrical system cannot handle the additional load. Therefore, no washers or dryers of any type are permitted in individual units.
50 – 99 units	1661 Crescent Place -- built 1926 Washers and dryers allowed. Two stipulations. Shareholders are required to sign an agreement under which they have to remove the washers if our wastewater system becomes overloaded. Shareholders also cannot vent to the outside on the front of the building.
50 – 99 units	We (a 58 unit older building) do not allow them, worry that changing the policy would lead to lots of plumbing issues.
50 – 99 units	[Our co-op] was constructed in 1965 and became a cooperative apartment building in 1975. We do permit washers and dryers in individual apartments with the following guidelines: · Existing Washing Machines that have a cumulative water usage in excess of 30 gallons may continue to be used until they are replaced or the unit is sold, whichever occurs first. Such replacement must take place within 30 days of closing or as part of an approved renovation plan. HE detergents should be used to avoid potential sewer backups in the lower levels. · New Washing Machines must have an Energy Star rating and a water usage that does not exceed 30 gallons. Washing machines must have an overflow pan and wastewater from the washing machines should be connected to the main waste stack. · New Dryers must be ventless and have an Energy Star rating.
50 – 99 units	We are [a small] building, built in 1959, and we do not allow in-unit washers and dryers. The issue has come up from time to time, but due to concerns about weight, water lines, cost to the cooperative, venting, etc. we have decided not to allow them.
50 – 99 units	At our property, an owner is able to install a washer/dryer in a unit with the following caveat: No outside venting, with the exception of using the one brick that already has holes in it in the kitchen of the unit. Our coop was built in 1917.
100 – 149 units	[Our co-op] is a building that was built in 1916 exactly 100 years ago. We allow in-unit washer and dryers that use water condensation to dry clothes. We do not allow any dryer units to vent to the outside of the building. There are a few units that vent to the outside through a window but those were before we developed our policy and are now grandfathered in. We do however have a policy that dictates energy efficiency and requires some technical specifications to be adhered to (e.g. A/B switch so that

	<p>washing machine and dishwasher if installed in the kitchen do not run simultaneously due to the size of the pipes we have in the building) and requires the unit owner to submit an application for renovation/improvement along with technical specifications of the appliances they wish to install. With that said, we do approve in unit dryers that are self-venting.</p> <p>We do not impose a financial assessment because we bundle the costs into our annual coop fee and monitor the energy usage of the building as a whole on a yearly basis when we develop our budget. We found that monitoring and assessing individual units for appliance use, in this day and age when renovations are so common, to be bothersome for all involved.</p>
100 – 149 units	<p>[Our co-op] was built in the 60's converted in the 70's. If a shareholder purchases adjoining apartments and eliminates one kitchen, they may request to install a washer/dryer. Only high efficiency equipment is approved.</p>
150 – 199 units	<p>At [our co-op] we do not allow washers and dryers in shareholder units. The rationale is sewage line capacity (diameter) with the objective of avoiding backups [and because w]e are 88 year old</p>
200+ units	<p>Our co-op, built in 1966, allows the installation of washers and dryers but does not have a written policy concerning them. However, anyone who wants to install a washer and dryer must submit our co-op's "Request for Alterations" form to our Director of Facilities for approval. That form must have attached to it a DCRA permit from the plumber who will install the equipment. Following installation, per DCRA policy, the work must have a final inspection in which a DC inspector meets with the plumber and signs off that the work was complete and within DC code.</p>
200+ units	<p>We do not permit in unit washers/dryers.</p>