

ADOPTED AUGUST 6, 2014

SNOWCREEK

WASHER AND DRYER INSTALLATION REQUIREMENTS

1. All homeowners proposing to install or replace an individual washer/dryer unit are required to receive approval from the Association prior to the commencement of the work.
2. All work shall be completed in compliance with the Policy and Procedure Guidelines.
3. The installation must include an overflow pan under the washer to contain a water spill or broken water supply line. The pan shall be galvanized steel 24 gauge minimum, 1.5" minimum depth and a minimum 1.5" larger than the outside dimensions of the washer (0.75" each side) or approved equal. Drain pans located on the ground floor must have a 0.75" diameter minimum drain line that either drains to the outside or drains into an existing sanitary drain line. **No drain lines are allowed to discharge into the crawlspace.** If the drain line runs to the exterior, the overflow drain must be made of black plastic pipe suitable for hot water distribution. If the drain is connected to a sanitary sewer line, the drain must have a trap and trap primer.
4. The installation must include "burst-proof" hoses (1500 psi min.) for both hot and cold water supply lines.
5. The installation must include a point of use, leak detection and automatic water shut-off system. The recommended system is the FloodStop V4 by OnSite Pro Inc. available at www.aquamangers.com. Locate (1) sensor in drain pan and (1) sensor on floor outside of drain pan as per manufacturer's specifications (2 sensors total). Alternate water detection and shut-off systems must be submitted to the Association for review prior to their installation.
6. The water supply valves must be located so that the valves can be shut off without moving the entire washer/dryer out of the enclosure. All new valves must be "no-lead" fittings.
7. The exhaust vent from the dryer must vent to the outside and not into the attic space above or the crawlspace below the Unit. The vent line shall be made of galvanized metal. The vent shall terminate at the outside with a galvanized drip cap with a back-draft damper painted to match the surrounding wall color.
8. All plumbing and electrical work shall be provided by Idaho licensed contractors.
9. Prior to any water shut-off, 24-hour prior notification must be provided to all impacted Homeowners within the building. Written notice should also be posted at the building entries.
10. All water related damage is the responsibility of the Homeowner of the failed appliance, construction or installation.