



## Sturgeon Point Condo Association Dryer Vent Board Position Statement 2021

It has been brought to the attention of the board that there may be a lack of maintenance and potential safety issue with the current dryer vents in our units. After consultation with our attorneys, with a duct maintenance company, fire personnel, and the Ashtabula County Building Department, the board is making the following statements regarding this issue.

- The current dryer vent is made from a vinyl material that is currently not permitted by building code. However, when the units were constructed, it was within code at that time; therefore, it is **not required to be replaced**.
- The main issue is not the vinyl ductwork specifically, but how it does/does not retard a fire that may occur due to a buildup of lint in the line. Therefore, **the real issue is the flammability of lint in the dryer vent**.
- Each dryer duct is specifically for the purpose of that unit, not part of the common building elements.
- Here is some information obtained in our research of this issue:

**A clothes dryer vent system needs to be installed properly and maintained on a regular basis to keep the dryer operating efficiently. Improperly installed and maintained dryer vents leading to a buildup of lint can result in clogged dryer vents that can cause your dryer to overheat and create the potential for a serious fire.**

- Regular maintenance should be done on any and all dryer vents not only as a safety precaution, but also as a way of maintaining efficiency of operation. As with all things specific to individual units, **the board is making a recommendation** that any units that have not had a dryer vent cleaning done within the last three years have it done immediately and then on a continued three-year cycle. Note: full time residents should consider a more frequent schedule.
- If a unit appears to have a problem with its dryer vent, it is the owner's responsibility to repair the damaged vents. Please note: no piercing of a building's outside walls is to occur without prior board approval.

- Per our conversation with Kaman & Cusimano, our legal representative, the board has the power to mandate the maintenance of individual dryer vents. It is not our desire to do so. We hope that our owners will do what is right and reasonable in this situation. Proof of regular professional maintenance will be required to be presented to the board to assure compliance. If we do not receive this proof of maintenance, the board may be forced to take action to assure compliance.
- It is completely up to you who you choose to do the cleaning work. We recommend that you hire a professional vent cleaner rather than doing it yourself. This product (the vinyl dryer vent) is delicate and over 30 years' old - extreme care is recommended. This is not a DIY project.
- The board has consulted Ruddy Ducts and Maintenance (440-265-2269, ruddyducts.com) regarding this issue. They are fully aware of the situation which should help them provide the best service possible should you choose to contact them to clean your dryer vent. Here is their statement regarding the cleaning process:
  - 1.) No damages should occur doing the cleaning. If we find the vinyl tube damaged or if we see any issues to report we will notify you immediately. At that time we will discuss repair options with you [the unit owner] directly if needed. We will secure the final connection that the dryer is connected to. If the final connection is beyond just needing resecured then we will notify you [the unit owner] immediately on-site and discuss the repair options. Those repair options, if any, would be viewed as an addendum to the cost.
  - 2.) The pressure testing is performed before the cleaning takes place. We first turn on the dryer. Then we connect an anometer to the end of the vent that is outside. That cfm reading is going to be measured based on a verified cfm reading from a working unit currently on site.