

To: Natick Green Unit Owner
From: Natick Green Condominium Trust

Date: November 29, 2010

Re: Updated information relating to the Dryer Vent Policy

As indicated in prior correspondence, communication with the Natick Building Inspector brought to our attention a change in the Massachusetts State Building Code, Section 780 CMR 65.00 through 780 CMR 6501.3 labeled "Clothes Dryers Exhaust". Most recently, January 2010 the 8th edition was released. As a result of this change, the Town of Natick's Building Department has recommended notifying the community of this update.

A memo was mailed to Unit Owners on July 26, 2010 to not only inform you of this information but to also notify you of a newly adopted "Dryer Vent Policy". You are receiving this notice because you are living in or own a condominium that was not designed with a dryer vent to the outside of the building. The State Building Code referenced above states all dryers are to vent to the outside of the building with the exception of listed and labeled condensing (ductless) clothes dryers.

An approved dryer is one that has its condenser built into the machine which turns the dryer's water vapor to water and sends it down the discharge drain. While these condensing (ventless) dryers are less common, there are several models on the market and you may be interested in replacing your current machine as an option to installing an exterior vent. Please refer to your manufacturer's specification paperwork or tag on your dryer. If you do not have this type of machine or the vent does not exhaust to the outside of the building, you are being notified to cease use of the machine as it is in violation of Building Code. If you have a stackable washer/dryer combination machine, use of the washing machine is unaffected by these dryer vent issues.

Please be advised, effective immediately all Unit Owners are required to comply with the provisions of the State Building Code as to venting of clothes dryers in their units. Unit Owners failing to comply shall be in violation of the State Building Code and the Condominium documents of Natick Green Condominium. Failure to comply with the State Building Code for dryer venting shall subject the Unit Owner to legal action, fines, as well as being responsible for any damage to Units or the Common Areas resulting from such violation.

Note – The installation of dryer vent kits is not acceptable because they do not meet the State Building Code, Section 780 CMR 65.00 through 780 CMR 6501.3 labeled "Clothes Dryers Exhaust".

The Trustees have completed a Dryer Vent Policy to use as a reference for anyone with a dryer in their home. It is available to pick up at the Management Office or online at www.natickgreen.org under the Members section. Included in this policy are modification guidelines should you want to vent the exhaust to the outside of the building. As part of the permit process with the Town of Natick, Plans will need to be submitted by your contractor detailing the dryer vent exhaust route to the exterior of the building. Any proposed Vent Plan that deviates from the approved Plans within the Dryer Vent Policy shall be subject to review and approval by the Natick Green Trustees at a regular scheduled Board Meeting.

Please do not hesitate to contact the office should you have any questions. Thank you for your attention.