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CODE REQUIREMENTS FOR LAUNDRIES IN MULTI-FAMILY RESIDENCES

The requirements for installing a new laundry into an existing multi-family residence are as follows:

- An **electrical permit** is **required** for all electrical work (mandatory).
- A **plumbing permit** is **required** for all plumbing work (mandatory).
- A **mechanical permit** may be required. If a listed and labeled ductless dryer is installed, then a mechanical permit is not required.

The applicable code 2006 IMC section 504 reads as:

Installation – clothes dryers shall be exhausted in accordance with the manufacturer’s instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moistures and any products of combustion to the outside of the building.

Exception – this section shall not apply to listed and labeled condensing (ductless) clothes dryers. (Ductless dryers are required to be installed at final inspection)

- If a ductless dryer **is not installed**, than an exhaust duct complying with section 504 of the 2006 IMC shall be installed and inspected (mechanical permit required).
- **Water boxes are not allowed.**

Other requirements:

- **Makeup air** - where a closet is designed for the installation of a clothes dryer, an opening having an area of not less than 100 square inches shall be provided in the closet enclosure (a full 1” undercut of the closet door will also be accepted)
- **Fire assemblies** – if any drywall from the unit fire assemblies (unit separation walls or ceilings) are removed, a **building permit** is **required**. Drywall and firecaulking inspections are required for the replacement of drywall and caulking penetrations.

****As required by Colorado Revised Statures, carbon monoxide alarms are now required to be installed in single family and multi family dwelling units when any project requiring a permit (Building, Plumbing, Mechanical, Electrical) is done on the property.****