

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-064

Condo Smarts

Headline: Venting their frustrations

Topic: Maintenance and dryer vents

Publication date: February 13, 2004

Publication: The Province

Written by: Tony Gioventu

One of the common causes of damage to walls and building systems in multi-family units is saturated and plugged venting in dryer-exhaust systems.

A Kelowna strata recently discovered the drastic effects of a plugged exhaust. The venting through the deck areas had become plugged and all of the moisture was backing up and being absorbed by the drywall and the wood structure. A full dryer load can exhaust up to two litres of moisture and, over several months, that can convert into gallons of water absorbed into the building systems, walls, drywall and the building envelope.

In this case, the result was the rot and collapse of the ceiling of the deck area. The strata had to pay a total of more than \$11,000 to cover the damage to deck and wall areas. The strata thought the owner should pay because it was his dryer. However, this is a duct within a floor that forms a common boundary and is therefore the strata's responsibility.

Strata law: The term "common property" includes pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, TV, garbage, heating and

cooling systems or other services that are located within a floor, wall or ceiling that forms a boundary between strata lots, or between a strata lot and the common property.

Tips: An aggressive maintenance plan should include the venting within the building systems. Think of the vent-cleaning as being comparable to the 5,000-km oil change for your car. The prevention can save thousands of dollars in damages, diminished property values and disruptions in the lives of the owners.

For more information on CHOA resources and benefits visit www.choa.bc.ca
or contact the office at 1-877-353-2462 or email office@choa.bc.ca.

No part of this publication may be reproduced without the prior written permission of CHOA

This publication contains general information only and is not intended as legal advice. Use of this publication is at your own risk. CHOA will not be liable to you or any other person for any loss or damage arising from, connected with or relating to the use of this publication or any information contained herein by you or any other person.