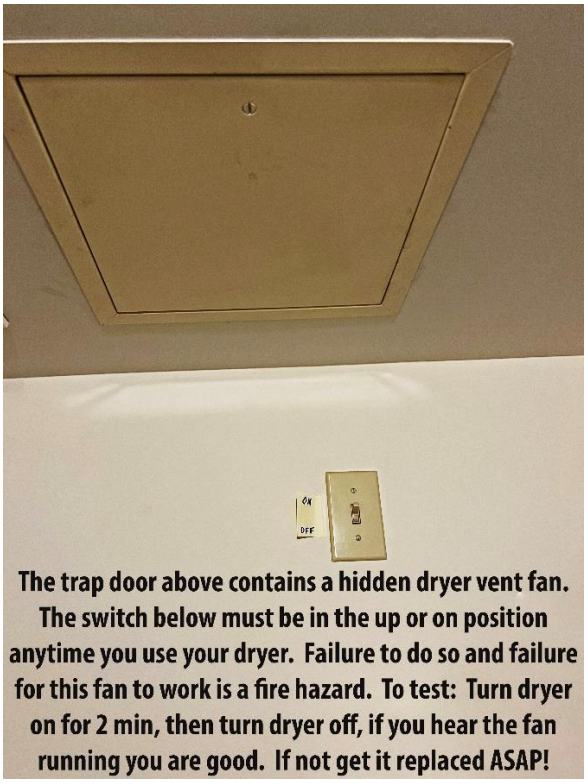
Dryer Booster Fans

Each Unit in our building is equipped with **two** fans in the laundry room: an exhaust fan located next to or connected with the light fixture in the ceiling of the laundry room which you have probably seen before in your previous house or apartment and a dryer booster fan located inside the 13" x 13" metal door in the ceiling of your laundry room, as in the picture below. You cannot see the dryer booster fan unless you use a screwdriver to open that metal box. A dryer booster fan is required in buildings such as ours to ensure that hot, humid air from the dryer is vented to the outside of the building.

The dryer booster fan has an On/Off switch located high on the wall near the metal door that is out of reach without a stepladder. Both laundry room fans serve only your Unit and **both fans are the responsibility of each Unit owner to maintain and replace as necessary.**



The trap door above contains a hidden dryer vent fan. The switch below must be in the up or on position anytime you use your dryer. Failure to do so and failure for this fan to work is a fire hazard. To test: Turn dryer on for 2 min, then turn dryer off, if you hear the fan running you are good. If not get it replaced ASAP!

The booster fan in each Unit is a required fire safety feature specific for our building. The booster fan is necessary because of the long length of ducting required to vent hot, humid dryer exhaust from each Unit to the outside of the building. The vents for Units 01 – 06 are on the west side of the building; vents for 07 – 08 Units are on the south side. The booster fan provides the necessary additional "push" needed to blow the hot, humid dryer air through the long plenum duct up and out of your Unit thereby improving the operation and lifespan of your dryer. By keeping dryer exhaust moving through the duct, you preserve the quality of

your indoor air while improving your dryer's efficiency and ability to actually dry clothes. In the long run, the booster fan saves on energy and dryer replacement costs.

The switch high on the wall in your laundry room must be kept “ON” for this fan to work properly. A properly operating booster fan will automatically turn on for 10-minute intervals when your dryer is running.

These fans are now more than 20 years old and may be coming to the end or their life expectancy. If your booster fan is vibrating, making a loud noise, or is not automatically turning on when your dryer is running, it is not working properly and may need to be repaired or replaced. Keeping the dryer booster fan in good operating condition is an owner responsibility just like maintaining or replacing your hot water heater, furnace, dishwasher, or any other appliance in your Unit. If the booster fan is not functioning properly, it could cause a fire hazard in addition to shortening the lifespan of your dryer and causing undesirably high humidity levels (mold?) in your Unit. Excessive vibration and noise from a malfunctioning fan can also be a disturbance to your neighbors.

If you have questions or concerns, please contact a Board member for help to evaluate your fan. PTCA cannot repair or replace your fan. However, any BOD member will be happy to assist you in determining if your fan is possibly in need of repair or replacement.

Test your fan:
Ensure the switch high up on the wall is in up or on position. Turn on your dryer and let run about 15-20 seconds. Open the door to your dryer (this will stop your dryer from running so you can hear the fan) If you hear your booster fan running smoothly and quietly all is good. If you do not hear your booster fan running it needs to be repaired or replaced. If you hear loud noise or the wall is vibrating, your booster fan needs to be repaired or replaced. The name and model of the booster fan is: **Fantech: Model DBF FX 4XL with pressure switch and vacuum hose.**

The average cost for the fan, (not including installation) is between $150 and $200.00… Shop around before you purchase or hire a contractor to install. For replacements: (Fantech DBF 4XL Dryer Booster Fan)