



**DRYER FIRE PREVENTION PROGRAM**

**PCC #420, 115 Hillcrest Avenue**

Dear Resident,

PCC #420 has contracted Merrit Building Solutions Inc. to perform in-suite exhaust system cleaning for unit owners. You are encouraged to participate since it is a recommended condo service. Dryer and dryer vent cleaning is a safety concern of the entire building. Proper maintenance will minimize the risk of dryer fires from occurring. A dryer fire in an individual suite can impact several surrounding suites and the entire building as a whole. As such, this is a recommended program that unit owners will be asked to participate in and pay for. Please detach the bottom portion and submit it to the management office along with your cheque or money order made payable to Merrit Building Solutions Inc.

The following was directly taken from the Ontario Fire Marshall's Office Communique No. 96-031 from October 1, 1996; "The lack of maintenance/care and improper installation (i.e. incorrect venting) are the leading causes of fires in clothes dryers... If a fire occurs, it will often start within the drum of the dryer and be fueled by lint that has accumulated in the dryer cabinet. **In the event that plastic ducting is used to vent the dryer instead of metal ducting, the fire will not be contained within the dryer if the plastic ducting ignites or melts**" They also go on to say that the dryer... "should be cleaned every two to three years, or more frequently, depending upon usage." Program participation will minimize the risk of a fire occurring.

**IMPORTANT FINE PRINT**

Residents are to clear all furniture, clothing inside dryers, detergent bottles/boxes, personal affects away from the top, sides and around the dryer itself and below the ceiling where the exhaust fan is located. Merrit personnel will not move anything that impedes access to the clothes dryer and dryer exhaust fan. Residents are to clear a 3 foot path from the suite entrance to the both the clothes dryer & the exhaust fan. If clear access is not available, the Corporation and Merrit Building Solutions Inc. will not be responsible for damage to items/property. Suites with oversized or limited access appliances not permitting easy access to the back of the washer or dryer to accommodate vent/hose replacement may require additional work and quoted separately at time of service and in some cases a return visit may be necessary.

**Description of Maintenance Performed**

**Dryer Exhaust Vent Cleaning Including Dryer**

Utilizing a 200 PSI compressor, air wash the exhaust vents, including the transition vent by snaking an air hose into the exhaust vent and vacuum the lint into a large vacuum. Vacuum the dryer exhaust fan and building lint trap. Where possible open dryer and vacuum lint under the drum.

**Bathroom Exhaust Vent Cleaning**

Utilizing a 200 PSI compressor, air wash the exhaust vent by snaking an air hose into the exhaust vent and vacuum the lint into a large vacuum. Vacuum bathroom exhaust fan motor. Vacuum bathroom exhaust vent.

X

Please return this bottom portion to the management office by no later than June 5, 2015.

**Services (HST Included.)**

	<u>Cost</u>	<u>Yes</u>	<u>No</u>
A. Dryer & Dryer Exhaust Vent Cleaning	\$70.00	<input type="checkbox"/>	<input type="checkbox"/>
B. Bathroom Exhaust Vent Cleaning	\$40.00	<input type="checkbox"/>	<input type="checkbox"/>
C. Both Services A. & B.	\$95.00	<input type="checkbox"/>	<input type="checkbox"/>

Cheque enclosed for the amount of \$ \_\_\_\_\_, made payable to: Merrit Building Solutions Inc.

My Suite No. is \_\_\_\_\_, 115 Hillcrest Ave Resident Name \_\_\_\_\_

Resident Signature \_\_\_\_\_ Date \_\_\_\_\_

## Understanding Your Clothes Dryer.....

The key to dryer performance is optimal airflow, this helps prevent the dryer from overheating and potentially causing a fire. A plugged vent will certainly cause a dryer to run hotter and increase the chance that something could catch fire. A dirty vent, however, is only one link in a chain of events that must occur for a fire to start. Other events may include: failure of thermostat and limit switches in the dryer, lint inside the dryer, a missing or damaged lint screen, and a crushed hose behind the dryer. Some of our competitors employ "scare tactics" and reprint newspaper articles about fires caused by dryers. Though fire hazards may be exaggerated, many fire departments and insurance companies do require that dryer vents be inspected and cleaned regularly. Merrit can help minimize the risk of a dryer fire. Maximum dryer performance and safety can be achieved with periodic maintenance. In turn, saving you money by extending the life of your dryer and energy cost. The solution to efficient and safe clothes drying is periodic cleaning.

### Dryer Exhaust Vent Cleaning Including Dryer

- Open dryer and vacuum interior of the dryer – under the drum (when accessible).
- Vacuum the dryer lint trap.
- Utilizing a 200 PSI compressor, air wash the exhaust vents, including the transition vent by snaking an air hose into the exhaust vent and vacuum the lint into a large vacuum.
- Vacuum the building exhaust fan and building lint trap.
- **MERRIT** technicians will wear booties over their safety shoes while inside of suites to protect the flooring from dirt and grime.



### Bathroom Exhaust Vent Cleaning

- Vacuum the bathroom exhaust fan motor, if applicable.
- Utilizing a 200 PSI compressor, air wash the exhaust vents by snaking an air hose into the exhaust vent and vacuum the lint into a large vacuum.
- **MERRIT** technicians will wear booties over their safety shoes while inside of suites to protect the flooring from dirt and grime.

