



WATERGATE COMMUNITY ASSOCIATION

Background on the Prohibition of In-Unit Clothes Washing Machines

Watergate was constructed in the early 1970's as apartments with common laundry rooms and not designed to house individual washers and dryers within the units. You will notice that the common area laundry rooms are above a garage or on the ground floor and are generally segregated from residential units. This configuration means that residential units are generally spared the nuisance noise from laundry equipment since the laundry rooms do not share a common wall containing water supply and waste lines. The City of Emeryville and Watergate have prohibited the installation of washing machines in units since 1992 because the common area waste lines were not designed to handle the volume of water discharged from clothes washing machines. In addition, the units are stacked in a series of three and share common walls therefore it is prohibitively expensive to properly vent a clothes dryer as such equipment cannot be directed into common area walls or crawl spaces. Finally, a plumbing failure or leak from an in-unit washing machine can cause extensive water damage to units and common areas. Since the City of Emeryville and Watergate prohibits the installation of washing machines in units, the Association's or individual unit owner's liability insurance would most likely not cover any losses emanating from such prohibited in-unit installations.