

Information from the Board – December 2015

Drying of laundry

At the meeting this spring, the decision was made to close the Laundromat. Residents now have to do all their laundry themselves. It is therefore important to pay attention to ventilation, since drying the laundry inside the flats can cause moisture damage if the moisture is not aired out. It is recommended to use a condensation dryer so that moisture does not leak into the flat. It is also recommended to use a drying rack on the balcony when the weather permits it. Remember that laundry cannot be hung over the balcony railing. The residents are responsible for repair of moisture damages that may occur.

Ventilation of the flat

It is important that the flats are continually ventilated. Air gets in through the vents in the walls of the kitchen and large bedroom and vents above the windows. The vents in the bathroom and kitchen are extractor vents where the air goes out. For that reason it is important for residents who have their kitchen fans connected to vents in the kitchen, or those that have permanently shut the vent in the wall, to disconnect/reopen these. See common laws §4.3.3.

Kitchen extractor fan

A reminder of §4.3.3. in our laws regarding kitchen fans: It is not allowed to have kitchen fans connected to the ventilation system. Extractor fans should have coal filters or similar systems.

Information in English

It is our goal to translate all information letters into English and put them on our homepage. The printed versions will be in Norwegian only. See "Rundskriv" på www.bratlikollen.no

Entrance and basement information

During December we will hang posters with the rules for stairwells/basements, important contact information and fire instructions. Make note of that only 2 prams are allowed under the stairwell on the basement floor.

Parking company

During the last year we've engaged the company Parkeringstjenesten. We have not been happy with them, so we will use another company, P-Service A.S., from March 2016. The parking rules will be the same as earlier. Residents who rent parking spaces will get new parking stickers during January/February 2016.

We wish all residents and owners a peaceful and quiet Christmastime.

VENTILATION OF THE FLATS

Bratlikollen Boligsameie has natural buoyancy ventilation in all the flats. When all the bathrooms were rehabbed the ventilation system underwent a cleaning. During this procedure a few faults in the system was found, and the board wishes to explain how a natural buoyancy ventilation works and must be maintained for everybody to have satisfying ventilation.

Air comes into the flat through vents above the windows and in the walls.

Air is extracted through the vents in the kitchen and bathroom, through channels in the ceilings.

Every resident must pay attention to the following:

Extractor vents in the kitchen and bathroom must be open year round.

Vents in windows and walls should be open year round, the openings can be adjusted for temperature.

Kitchen extractor fans must never be connected to the kitchen ventilation system, this will affect the ventilation of flats over and below. Slit vents (usually a space between threshold and door) that secures movement of air in the flats must not be removed.

All vents (incoming and extracting) must be cleaned at regular intervals. Vacuum cleaner, brushes, soapy water and rags are necessary for this task.

Good ventilation is important for health and well-being, and prevention of asthma and allergies.

Good ventilation is also important for prevention of damages to the buildings due to mold, fungus and rot.

Good ventilation is also important for keeping the volume of radon to a minimum.

Remember that ventilation is connected for all flats under and above yours, that is to say, your use of the ventilation system affects your neighbours.