

HUNTERS RUN CONDOMINIUM ASSOCIATION, INC.

May 15, 2008

DEAR HUNTER'S RUN OWNERS AND RESIDENTS,

THIS LETTER SHALL CONSTITUTE NOTICE BY THE HUNTER'S RUN CONDOMINIUM ASSOCIATION, INC., OF THE NEW REGULATIONS ENACTED BY THE CUNNINGHAM FIRE PROTECTION DISTRICT **PROHIBITING THE USE AND OPERATION OF OPEN FLAME COOKING DEVICES ON THE HUNTER'S RUN BALCONIES.** AS SUCH, YOU ARE HEREBY PUT ON NOTICE THAT THE USE OF SUCH DEVICES VIOLATES THE DECLARATIONS OF THE HUNTER'S RUN CONDOMINIUM ASSOCIATION, INC., AND THE FIRE CODE, AND SUBJECTS YOU TO **CRIMINAL AND CIVIL PENALTIES.**

PLEASE TAKE THE TIME TO REVIEW THE ENCLOSED REGULATIONS FROM THE CUNNINGHAM FIRE PROTECTION DISTRICT.

Enclosure

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CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202
Fax: (303) 752-1857

May 1, 2007

Re: Regulation of open flame cooking devices on balconies

The Cunningham Fire Protection District has been International Fire Code (IFC) since January 1, 2005 and currently operating under the 2006 edition of the IFC. The IFC includes a regulation that prohibits the use and operation of open flame cooking devices on combustible balconies, or within ten-feet of combustible construction of a building (2006 IFC Section 308.3.1).

In simple terms this means that the use and operation of a charcoal grill on a combustible balcony or deck is prohibited by the fire code and doing so is a violation of the fire code adopted by the Fire District. This regulation also applies to grills fueled by propane in which the size of the propane fuel bottle is greater than a "spin-on" propane bottle.

It is important to note that this provision of the fire code does not apply to one- and two-family dwellings; or buildings, balconies, or decks that are protected with an approved fire sprinkler system.

The Fire District does not have the resources available to address each individual case of grill use that may occur in your complex. Therefore, the Fire Prevention Bureau will be working directly with each property manager to provide information and seek compliance with this provision of the fire code.

Beginning June 1, 2007, the Fire District is requiring that each tenant/unit owner is notified in writing by the property manager of the regulations pertaining to use of open flame cooking devices on balconies. Additionally, property managers will be required to keep documentation on file that each tenant has been notified. Acceptable forms of documentation are a statement in the signed lease; or a separate form that is signed by the tenant or unit owner and kept on file.

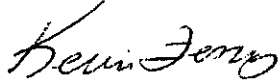
The Fire District will take the following actions if a fire occurs as a result of operation or use of a barbeque grill on a combustible balcony or within ten-feet of combustible construction at a multi-family complex. Documentation that the current tenant/owner was notified of the restrictions related to barbeque grills in writing will be requested. If documentation can be provided by the property manager/owner that the current tenant was notified; the tenant will be subject to possible criminal or civil charges for maintaining a fire hazard as deemed appropriate by the Fire District.

Attached you will find a fact sheet regarding use of grills on balconies and a sheet that contains the fire code reference to assist you with generating a means to notify your residents and property owners.

Furthermore, the Fire District encourages all property owners to consult their insurance carrier to determine if any additional restrictions may be in effect as part of the insurance policy on the property.

If you have questions or need further information, please contact the Fire Prevention Bureau at (303) 755-9202.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Ferry".

Kevin Ferry
Fire Marshal

Attachments



Barbeque Grills

A Fact sheet provided by the Cunningham Fire Protection District

The Cunningham Fire Protection District is operating under the International Fire Code (IFC). Adoption of the IFC includes a regulation that prohibits the use and operation of open flame cooking devices on combustible balconies, or within ten-feet of combustible construction of a building (2006 IFC Section 308.3.1). The IFC also requires owners and managers to provide written notice of this open flame cooking device prohibition to all residents of multi-family buildings, and maintain proper written documentation of such notice.

This provision does not apply to one and two-family dwelling units and balconies that are protected by an approved automatic fire sprinkler system.

What does this mean?

The use and operation of a charcoal grill on a combustible balcony or deck is prohibited by the fire code. Operating a grill on a balcony is a violation of the fire code adopted by the Fire District.

What about propane grills?

This section of the fire code applies to all grills including those fueled by propane. However, the fire code allows for the use of a small table top grill that is fueled by propane as long as the size of the propane cylinder is under 1-pound nominal gas capacity. Most small spin-on propane cylinders will fall under this 1-pound limit.

Responsibility of tenants and Property Managers

The Fire District will initially take an educational approach regarding these new requirements; however, it is the responsibility of the property owners, managers and residents to comply with all provisions of the IFC.

Property managers will be required to notify each resident in writing about the restrictions related to barbeque grills and provide to the Fire District, upon request, documentation that each resident has been provided written notification regarding the restrictions pertaining to operation and use of barbeque grills.

Results of non-compliance

If a fire occurs as a result of operation or use of a barbeque grill on a combustible balcony or within ten-feet of combustible construction at a multi-family complex, and documentation cannot be provided of the required notice, the property manager and owner may be charged with failure to comply with the notification requirements. Also, the resident will be subject to possible criminal or civil charges for violating the open flame device prohibition and maintaining a fire hazard, regardless of whether notification has been provided, as deemed appropriate by the Fire District.

For additional information please contact the Fire Prevention Bureau at (303) 755-9202.