



Risk Prevention Report (Grills) - Your Attention is Required

Dear Residents,

As a result of a recent insurance audit the following safety issues were identified as potential insurance loss exposure(s) that need corrective action taken. Please review the attached information and take necessary action to correct this potential safety hazard. This is a new rule and is a supplement added to your Rules and Regulations Documents.

St. Frances Woods now prohibits use and storage of BBQ grills on and under any and all decks. Grills can be stored inside of garages once properly cooled; however, the propane tank valve must be shut off or the cylinder must be disconnected from the grill. Open flame devices such as fire pits are strictly prohibited anywhere on the property. *Exception: electric barbecue grills bearing the mark of an independent testing laboratory, such as Underwriter Laboratory.* Severe fire potential exists when residents use barbecue grills (propane, natural gas, charcoal) and open-flame devices on decks and near buildings.

Some of the many fire hazards associated with BBQ grills and open-flame devices:

- Charcoal briquettes should be stored in a dry area because damp or wet charcoal is sensitive to spontaneous heating once dried.
- The use and storage of barbecue grills should be restricted to the outdoors. Never use barbecue grills for home heating or indoor cooking.
- Charcoal briquettes should be allowed to cool naturally a safe distance from structures and combustible materials and then disposed of properly.
- Charcoal lighter fluid should be properly stored, away from living areas of the home.

This recommendation is based on codes from the National Fire Protection Association (NFPA) and the 2015 Minnesota State Fire Code (MSFC), on BBQ's and open flame devices near multi-family dwellings. Multi-family dwellings are defined as structures containing three or more living units with independent cooking and bathroom facilities.

We appreciate your time and effort. If you have any questions about policy, please call Premier Association Management.

Sincerely,
St. Frances Board of Directors

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