

Fire Marshal's Newsletter

Spring, 2004

Now that the warm weather has returned, it's time to refresh everyone's memory regarding several of the rules and regulations that are in effect in the Charter Township of Ypsilanti.

Cooking On Balconies:

In 1983 Schooner Cove Apartments had a fire that was caused by a **CHARCOAL GRILL** on a balcony, since that time the Charter Township Fire Department has prohibited the use of barbecue-type cooking devices on balconies, or within 10 feet of covered or combustible patios and balconies. This policy was amended in 1991 to allow the use of **LPG** (propane) fueled barbecue grills. The ban on solid fueled, open flaming grills remains in effect pursuant to International Fire Code Section 307.5 **Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.** **A balcony must not be enclosed with either windows or screened.** Besides minimizing the initial fire hazard, LPG-fueled grills do not produce waste products (coals & ashes) which when improperly disposed of might become a fire hazard, i.e. Dumpster or trash can fire, or require the storage of combustible or flammable liquids (such as bottles of lighter fluid and bags of charcoal).

Please remember that the enforcement of this policy is two-tiered. Owners and managers are responsible for the transmission of this policy to their tenants. Once informed, the tenants are responsible for compliance.

Open Flame Devices:

This includes but not limited to torches, portable fire pits, and any other device with an open flame. Are not permitted to be used within 10 feet of combustible material. (The small torches are not allowed on the balcony of apartment buildings).

OPEN BURNING:

Section F-403.3 of the Charter Township of Ypsilanti Fire Prevention Code (which is based on the Michigan Outdoor Clean Air Act) prohibits the burning of any waste material (including: trash, grass, leaves, brush, Christmas trees, or excess burning materials) on the property of any condominium or apartment complex.

The Charter Township of Ypsilanti Trustees has established a policy that allows for some exceptions. Requests to burn brush must be made in writing to the Township Fire Marshal. This request is then forwarded to the Fire Marshal for inspection and final approval or denial. Each request is handled on a case by case basis. Written requests must be forwarded to.

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SMOKE DETECTORS:

Section F-408.0 of the Charter Township of Ypsilanti Fire Prevention code requires the owner of every existing apartment or condo to install and maintain a minimum of one (1) approved smoke detector in the immediate vicinity of every sleeping room. If sleeping rooms are separated by non-sleeping rooms (such as, living rooms, dinning rooms or kitchens) the sleeping rooms are considered separate sleeping areas, and must be protected by individual smoke detectors.

All new and recently constructed apartments and condominiums are subjected to provisions of the currently adopted Building Code. This means smoke detectors are required:

- a. In every bedroom
- b. In the immediate vicinity of bedrooms
- c. In every story within the dwelling unit (including basements)

FIRE EXTINGUISHERS:

Section F-407.2.3 of the Charter Township of Ypsilanti Fire Prevention Code requires the owner of every multiple-dwelling building with (three (3) or more units) to provide and maintain an approved portable fire extinguisher in every dwelling unit. These fire extinguishers must have a minimum rating of 1A-10BC, and must be mounted in a readily accessible location within each dwelling unit. Tenants are responsible to advise the owner/ manager whenever a fire extinguisher is missing or has been discharged.

FIREWORKS:

The State of Michigan Fireworks Law (P.A. 138 of 19321) prohibits the sale, use or transportation of all consumer fireworks except the following:

- Paper caps, party poppers, whipper snaps.
- Wire Handle sparklers with less than 0.2 ounces of pyrotechnic material.
- Wood-handle "flitter" sparklers with less than 100 grams of pyrotechnic material.
- Cylinder fountains less than ¾ inch interior diameter, containing less than 75 grams of pyrotechnic material.
- Cone Fountains containing less than 50 grams of pyrotechnic material.
- Toy Snakes, toy smoke devices.

The bottom line is... If it leaves the ground, shoots fire balls, spins on the ground, or goes "bang"- it is illegal in Michigan.

VIOLATIONS:

Violations of the cooking on balconies open burning, smoke detector, fire extinguishers, fireworks, and fire lane regulations are cited and Municipal Civil Infractions-which carry fixed penalties of.

- \$ 100.00 + Court costs for 1st offense.
- \$ 250.00 + Court costs for the 2nd offence within 2 years.
- \$ 500.00 + Court costs for the 3rd offense within 2 years.

FIRE LANE & PARKING:

Unauthorized parking in posted fire lanes has become a serious problem at several of our apartment and condominium complexes.

Section 58-74 of the Charter Township of Ypsilanti states. It shall be unlawful for any person to park or cause to be stationary, occupied or unoccupied a motor vehicle, motorcycle or motor driven cycle in any area designated as a no parking area. A fire lane is designated by signs posted periodically along the fire lane route stating that the lane is a fire lane. Any person firm or corporation violating this section shall be responsible for a civil infraction and shall be subject to a fine of \$ 75.00.

Please remember the Following simple rules:

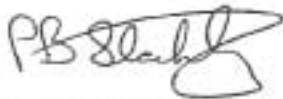
Fire Lanes are established to provide emergency response vehicles access to a building or property. They are a key component in life-safety design of the building.

Fire Lane Markings (signs, pavement or curb painting) must be installed and maintained by the property owner.

Parking is not allowed in any marked fire lane. If there are no other entrances available, delivery trucks (including moving vans) may park in a fire lane- **ONLY UNTIL THE DELIVERY IS COMPETED.**

Plases feel free to reproduce this newsletter in whole or part for distribution to your tenants. If you have any question regarding this newsletter or any other fire prevention matter, please feel free to contact me during normal business hours.

Respectfully Submitted,



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