

Admiral's Cove Community Services

"A Platinum Club and Residential Community"

April 23, 2008

Re: BBQ Storage at Waterside

Dear Waterside Residents:

The Palm Beach County Fire Rescue (PBCFR) recently performed inspections throughout Admiral's Cove. The inspection performed by PBCFR found Waterside to be in violation and therefore cited the Association for having improperly stored BBQ's. Included in this communication is a copy of a letter explaining the Florida Fire Prevention Code.

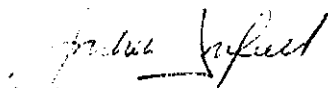
The Community Services Office will make every effort to contact those residents who appear to be in violation of the Code to aid them in making arrangements to rectify the alleged violations. All violations must be remedied by April 25, 2008; failure to act "may result in civil or criminal penalties or in a citation to appear in court".

The Waterside Board discussed the issue during the April 15, 2008 Board Meeting. In order to ensure code compliance and allow the Residents of Waterside to continue to BBQ in a safe and secure environment the Board approved the following rule, effective immediately:

Propane grills are not permitted to be stored or used in Waterside. Charcoal grills are permissible if used according to Palm Beach County Fire Code up to and including using the grill at least ten (10) feet from any residence. Use of electric ranges, electric grills or similar electric apparatus shall be permitted. No outside storage of grills on common property is allowed.

If you should have any questions regarding the above please do not hesitate to contact Community Services.

Sincerely,



Andrew Greenfield
Director of Community Management

CC: Ted Herrle, GM/COO Admiral's Cove Master Property Owners Association

Enclosure: April 4, 2008 letter from Kathi Francis, Residential Inspection Program Coordinator

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April 4, 2008

Admiral's Cove
200 Admiral's Cove Blvd
Jupiter, Fl. 33477
Attn: A. Greenfield

Re: Use and storage of Barbeque grills in Condominiums and Apartment Buildings

Dear Mr. Greenfield:

The Florida Fire Prevention Code does address the use and storage of barbeque grills in all multifamily residential buildings and condominiums. This mandatory state requirement is written as follows:

NFPA 1; 10.11.7- For other than one- and two-family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or other purpose, shall be used or kindled on any balcony or under any overhanging portions or within 10ft (3m) of any structure. Listed electric ranges, grills or similar electrical apparatus shall be permitted.

NFPA 1; 69.5.3.4- Storage of cylinders within a residential building, including the basement or any storage area in a common basement, storage area in a multiple-family buildings and attached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb (1.2 kg) and shall not exceed 5.4 lb (2.4 kg) aggregate water capacity for smaller cylinders per each living space unit. Each cylinder shall meet DOT specifications. This means 20lb cylinders are prohibited in multifamily buildings. This includes storage on patios.

Barbeque grills should always be used with common sense and safe practices. Keep all grilles well clear of any combustible or flammable material, and only use them in a well-ventilated area.

Failure to comply may result in the property being referred to the County or City Code Enforcement Board for corrective action. Should you have any other questions regarding this or any other fire safety matter, please do not hesitate to contact this office at (561) 616-7046.

Sincerely,

Kathi Francis

Kathi Francis
Residential Inspection Program Coordinator
Bureau of Safety Services

Fire Rescue

Chief Herman W. Brice

50 South Military Trail, Suite 101

West Palm Beach, FL 33415-3198

(561) 616-7000

www.pbcgov.com



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