

PROPANE AND CHARCOAL FIRED GRILLS

The use and storage of propane and charcoal grills in multi-family dwellings, also known as an R-2 type occupancies per the International Fire Code:

In section **308.1.4 Open-flame cooking devices**. Hibachi, gas fired grill, charcoal grill, or other such devices used for cooking, heating, or any other purpose, shall **NOT** be used or kindled on any balcony or under any overhanging portion or within 10 feet (3m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted.

In section **C.O. 308.1.4.1 Liquefied-Petroleum-gas (Propane)** LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall **NOT** be stored indoors, on balconies, Covered patios, covered walkways or within 10 feet (3m) of Group R Occupancies (Multi Family Dwellings).

Please be aware that all compliance and enforcement are the responsibility of the property management.



SMOKE DETECTORS

A smoke detector or detectors shall be installed in all dwelling units that are occupied by persons who are leasing or renting the dwelling unit from an owner or management.

It shall be the **responsibility of the property owner or management** of the dwelling unit to install the smoke detectors.

Smoke detectors shall be installed in every sleeping area and common area leading to the sleeping area. Smoke detectors shall be installed per manufacturers recommendations.

The **owner or management** shall provide notice as part of the rental agreement that the **owner or management** is required by law to install operable smoke detectors, and to ensure that all smoke detectors are operating properly at the time of move-in.

It is the **responsibility of the tenant or occupant** to maintain the smoke detectors in an operable condition.

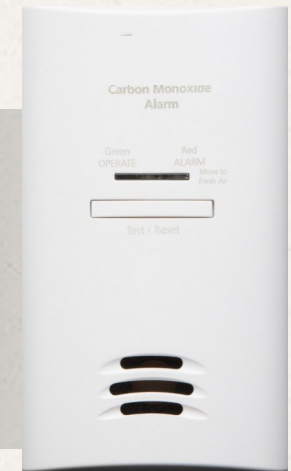


CARBON MONOXIDE DETECTORS

Carbon monoxide detection shall be provided in dwelling units, sleeping units contain a fuel-burning appliance or a fuel-burning fireplace

Carbon monoxide detection shall be installed in dwelling units in the following locations:

1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.



FIRE EXTINGUISHERS

- A portable Fire extinguisher with a minimum rating of 2A 10B C is required.
- There shall be one Fire extinguisher within 75' of travel distance
- Owner or Management is responsible for ensuring portable fire extinguishers are provided within the travel distance.
- Owner or Management is responsible for ensuring fire extinguishers be inspected annually as per NFPA 10, by a certified Fire extinguisher inspector.



If Landlords or Tenants have any question on their rights, responsibilities, or possible discrimination, the following services can provide information :

- CABQ Code Enforcement Division— 505-924-3860 or 311
- CABQ Office of Civil Rights –505-768-4595
- New Mexico Legal Aid - 1-833-LGL-HELP
- New Mexico Landlord Tenant Hotline—505- 930-5666

FIRE SAFETY TIPS

- Never leave burning candles unattended.
- Use UL rated surge protectors
- Make sure lint catchers in laundry rooms are lint free.
- Make sure clothes dryers' lint hoses are metal, not plastic.
- Do not block your means of exit with useless clutter.
- Teach everyone two escape routes for each room and a safe meeting place outside away from the structure. If necessary, for younger children, put a picture by each window or door that will be used for this purpose. Practice emergency evacuation drills at least twice a year.
- Post emergency phone numbers near telephones and show children how to call 911.
- Make sure that your important family records are in a water- and fire-proof container. A relatively small, portable safe should be sufficient. You can purchase this item at any office supply company or online.



FIRE SAFETY FOR LANDLORDS AND TENANTS



**FIRE MARSHAL'S OFFICE
724 SILVER AVE. SW
ALBUQUERQUE, NM 87102**