



~~~ URGENT NOTICE ~~~

Date: May 31, 2012  
To: Park Lane Residents  
RE: **Barbecuing On Terraces And/Or Inside Apartments**

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It was noted during a recent inspection at the building that some residents have barbecue grills stored on their terraces and during the past weekend, someone had been grilling on their terrace.

We had advised the Board that this is in direct violation of NYC Fire Codes and Regulations.

The Board has asked us to research and provide residents with more information with respect to the fire regulations so that there is a better understanding by all of why grilling is not permitted on the premises.

As stated by the Fire Department, ***“Barbecues on residential property must not be operated within 10 feet of any flammable materials and there must be a garden type hose attached to a water supply or at least a 4 gallon pail of water or sand available for use if needed”.*** This particular code alone restricts residents of Park Lane and all other residential buildings from utilizing grills on their terraces.

This code is, of course, meant for the safety and protection of all residents and the property. The Fire Department estimates that almost 8,000 fires are caused each year involving barbecues and grills and have resulted in many casualties to persons and property.

Steep fines will be issued if any Fire or NYC Building Department Inspector comes to the premises and finds barbecue grills on terraces. If they are lit, the fine, of course, could be exorbitant. In another of our managed buildings, a resident was grilling and the smoke emanated to a neighboring building. A resident called 911 assuming there was a fire. The Fire Department imposed a fine.

It is imperative that all grills be removed from terraces immediately and especially that no cooking on barbecue grills occurs in the future on the terraces or inside apartments. Anyone who violates this rule is subjecting the condo to the possibility



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of fines being imposed by the city. But ... more importantly, violators would be allowing a possible fire to occur which could result in major property damage as well as endangering lives of their family members and neighbors.

We look forward to everyone's cooperation with respect to the above for the safety and well being of all Park Lane residents.

*Our very best wishes for a safe and happy summer!*