



Dear Chateau Condominiums of Oak Creek Residents,

As the start of the spring and summer approaches we are entering peak grilling season. We would like to remind everyone of the association's rules and regulations regarding the use of barbecue grills and to notify you of amendments to the rules and regulations regarding the use of grills. The amendments are being made to bring us into compliance with the current State of Wisconsin and National Fire Protection Association (NFPA) fire codes. These amendments add additional restrictions to the use of propane (LP-Gas) grills. They reduce the size of propane (LP-Gas) tanks that are permitted on the association property to no larger than 2.7 pounds and restrict the amount of propane tanks you may have in your possession at one time to two propane tanks.

The use of the smaller tanks will reduce the amount of time that you will be able to cook. Listed below is an example of how long you can cook, on a propane grill, with a one-pound propane tank.

Large Grill (60,000 BTUs)	Approximately 25 to 30 minutes of cooking time.
Medium Grill (30,000 BTUs)	Approximately 40 to 45 minutes of cooking time.
Small Grill (10,000 – 20,000 BTUs)	Approximately 1.5 to 2 hours of cooking time.

Conversion kits to convert a propane grill from a 20 lb. propane tank to a 1 lb. propane tank are available for purchase at big box retailers and online. Shown below are examples of what types of adapters and conversion kits are available. Please consult your ownership manuals and/or speak with the company that manufactured your propane grill to determine what type of adapter will work with your grill.



These changes are unexpected and not practical for medium – sized to full – sized grills, which is why there are other types of grills that may be used (charcoal and electric). However, it is necessary as an association to ensure that we are compliant with the current fire codes. If the association is not code compliant, we are subject to fines from the City of Oak Creek. More importantly, code non-compliance has the potential to affect insurance claims in the event of a fire that directly or indirectly involves propane tanks. The amended regulations regarding the use of grills have been reviewed by the City of Oak Creek Fire Department and they have confirmed that the changes will bring us into compliance with the State of Wisconsin fire codes.



Please pay particular attention to the section that discusses “Propane Grills” and “Smokers.” The most significant changes are noted in bold. This rule change will be reflected in the Rules & Regulations document.

Grills (Propane, Charcoal, Smokers, etc.)

Charcoal Grills

- You may use a charcoal grill on association property.
- Charcoal grills must be used in an area that is at least 10 feet from any structure.
- Charcoal grills must be returned to the permissible storage areas, after they have cooled down and the ashes have been properly disposed of. For homeowners in lower units, you may store barbecue grills on the patio or in your garage. For homeowners in upper units, you may store barbecue grills in your garage.
- Charcoal must be stored in a cool, dry place away from any type of heat source.

Electric Grills

- You may use an electric grill on association property.
- You may use an electric grill on balconies if they are UL listed and approved for that use.
- Electric grills must be properly stored after use. Homeowners should store them inside the building in a safe and secure manner.

Propane Grills

- You may use a propane grill on association property.
- Propane grills must be used in an area that is at least 10 feet from any structure.
- Propane grills must be returned to the permissible storage areas, after they have cooled down. For homeowners in lower units, you may store propane grills on the patio or in your garage. For homeowners in upper units, you may store propane grills in your garage. Prior to storing your grill, you must disconnect and store your propane.
- **There are specific restrictions imposed by the State of Wisconsin regarding propane tank size and storage. Propane tanks may not exceed 2.7lbs. in size and you may only store 2 tanks in your garage. There are no other areas where you may store your propane tanks.**

Smokers

- You may use a smoker on association property.
- Smokers must be used in an area that is at least 10 feet from any structure.
- Smokers must be returned to the permissible storage areas, after they have cooled down and the ashes have been properly disposed of. For homeowners in lower units, you may store barbecue grills on the patio or in your garage. For homeowners in upper units, you may store barbecue grills in your garage. Prior to storing your grill, you must disconnect and store your propane.
- **There are specific restrictions imposed by the State of Wisconsin regarding propane tank size and storage. Propane tanks may not exceed 2.7lbs. in size and you may only store 2 tanks in your garage. There are no other areas where you may store your propane tanks.**
- Smoker pellets must be stored in a cool, dry place away from any type of heat source.



If the Board of Directors and/or the property management company are made aware that a homeowner is not compliant with the above restrictions, the unit owner may be subject to warnings and fines. Further, the City of Oak Creek Fire Department reserves the right to impose either warnings or fines for code non-compliance.

If a unit owner decides not to follow the above restrictions the unit owner will be liable for all/any damage to the association's property.

Should you have any questions regarding this change please contact the Elite Properties, LLC property manager, and he will communicate the questions to the Board of Directors. Included with this notice is a document that notes the codes that we as an association are bound by.

Respectfully,

Board of Directors
Chateau Condominiums of Oak Creek

Enclosure: Code document