

CARNELIAN WOODS

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Dear Homeowner,

Recently we sent you a letter outlining the California Safety Code requirement with regard to liquid propane limits on decks. The code states that in residential complexes such as ours, no more than 2.5 pounds of liquid propane are allowed. That is not the tank size, it is the weight of propane in any tank. Refillable tanks are all over 10 pounds of liquid propane. That would limit the use to single one pound bottles (little green ones) for use on units decks at Carnelian Woods. Many of you have them as your source of fuel for your BBQ, thus the code issue is of no consequence to you.

The alternatives for fuels to bbqs are narrowing:

1. A coupling called "Propane Grill Adapter" will allow the use of a one pound bottle (the little green one) to be used instead of the larger re-fillable tanks. The couplings are available for purchase or we can order one for you (about \$30). We are currently surveying all bbqs to see if the small bottle will run your bbq but what is not known is for how long.
2. In almost every case, a natural gas line can be run to the first floor deck. This is costly, \$650-\$900 depending on what is there, permits, etc. Of course you will either need a new natural gas bbq or convert your current bbq unit to natural gas (not always doable).
3. For the second deck bbq areas, this is more problematical, particularly if you don't have gas supplying your fireplace. This will require a significant estimate for the effort and the number starts at \$1000.00 plus painting.
4. As stated previously, the State Code is currently in effect, CW Staff will be verifying compliance on July 1, 2016 and at the Fall Maintenance period annually.

Carnelian Woods staff