

Victoria Palms Condominium Association
Board of Directors Meeting, Monday, January 23, 2012

Board of Directors

Gordon Moodie
Jane Schroerlucke
Sally Marnell

Discussions

In response to an invitation to speak to Victoria Palms owners and to provide professional advice on the of topics of “grill guidelines” and “storage under stairs” Dunedin Fire Marshall William McElligott joined us.

Mr. McElligott informed us that the Dunedin Fire Department is rated as class 2 out of 10 based on its response time and ability to respond to emergencies. Historically, Dunedin heart attack emergencies are met with a positive response when compared nationwide.

Mr. McElligott provided the documents on Charcoal/Gas Grill Guidelines for Multifamily Dwellings and the National Fire Prevention Act that establish the basis for Dunedin’s fire prevention ordinances. A demonstration of the inherent hazards of propane grills advised residents that the plumbing of the propane tanks is not reliable and that the plumbing is known to rupture in storage and spray pressurized fuel around the surroundings. Dunedin has recently updated its fire code to also prohibit electric grills from multifamily family dwellings.

Mr. McElligott explained that storage within stairwells (defined as usable space in the code) is prohibited. He affirmed specifically that bicycle storage beneath stairs is not permitted because in his experience he has observed that once bicycles get stored other residents add trash cans, paper bundles, etc. to the storage area. He said that he has even observed plastic kayaks with their massive fuel load in the event of a fire being stored beneath stairs.

In behalf of Victoria Palms owners a thank you letter was sent to Fire Marshall McElligott.