

DRAFT as of 1/19/2021

Section 5.5.6 on Fire Prevention, as of <date>, supercedes and adds to item 5-31 of First River Farms Rules and Regulation as June 20, 2016.

5.5.6 Fire Prevention

Homeowners and residents are responsible for taking all appropriate precautions to prevent fires that may damage their own homes and those of their neighbors. These include, but are not limited to, the rules and guidelines on storage and use of Barbeque Grills, Smokers, Firepits and Outdoor Heaters (Section 5.3.10) and Fireworks (Section 5.5.5), as well as the following.

5.5.6.1 Smoke alarms and carbon monoxide detectors:

- a. All homes must be equipped with working smoke detectors in accordance with Fairfax County building code. (Specifications may be found at fairfaxcounty.gov.)
- b. While not required by law, it is highly advisable that all homes with gas furnaces, gas appliances, and/or wood burning fireplaces be equipped with working carbon monoxide (CO) detectors on every floor. (For guidelines, refer to Fairfax County Fire and Rescue's Carbon Monoxide Alarm Program at fairfaxcounty.gov.)
- c. Homeowners must service, repair or replace any malfunctioning smoke alarms and/or CO detectors in a timely fashion. For rental properties, absentee landlords are required by law to do so within five days of written notice from the tenant.

5.5.6.2 Outdoor burning:

- a. Open fires (i.e. fires where the fuel being burned is not contained within a grill, smoker or firepit) are not permitted within the community.
- b. Burning of trash or yard waste, even if contained within a metal receptacle, is prohibited.
- c. In-ground roasting of meat or any other food is prohibited.
- d. Residents are responsible for properly extinguishing and disposing of any burning material (cigars, cigarettes, matches, charcoal or wood embers, etc.)
 - Smoldering materials should be doused in water and thoroughly cooled before depositing in a covered metal can or other suitable, noncombustible container for further disposal.
 - Allowing debris from previously burned materials to accumulate in open piles, even if within an enclosed backyard, is strictly prohibited.
- e. Open flames (such as from candles, oil lamps, decorative torches, etc.) must not be located on or near any combustible material.

5.5.6.3 Hazardous materials:

- a. Storage and use of explosives are strictly prohibited.
- b. Residents are responsible for the proper storage and use of any hazardous chemicals, combustibles and flammable liquids according to manufacturers' guidelines, as well as applicable state and county codes. Homeowners will be liable for any damage resulting from negligence or oversight.
 - Within the home, combustibles and highly flammable liquids (e.g. paint, aerosols, motor oil, etc.) should not be stored in any room with a gas flame (furnace, water heater, clothes dryer).
 - If outside storage is recommended or required, hazardous materials should be secured in such a way as to prevent fires, explosions or other accidents.
- c. Residents are responsible for the proper disposal of hazardous materials. Items not accepted for Fairfax County trash removal should be taken to the I-95 Landfill in Lorton. (Guidelines and other details for disposing of hazardous materials may be found at fairfaxcounty.gov.)