



Grill and Smoke Detector Addendum

MANAGER PRIMA MANAGEMENT, INC
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SMOKE DETECTOR NOTICE

The undersigned Manager and Tenant hereby acknowledge that state law requires the owner (Manager) of a dwelling to install a functional smoke detector in the basement of the dwelling and on each floor level of each dwelling unit, except the attic or storage area of a dwelling unit. State law further requires the occupant (Tenant) to maintain any smoke detector in the unit unless the occupant (Tenant) or government building inspector gives written notice to the owner (Manager) that the smoke detector is not functional. Owner (Manager) shall within 5 days after receipt of that notice provide any maintenance necessary to make that smoke detector functional. Upon discovery that a smoke detector in the unit requires maintenance, occupant (Tenant) agrees to immediately either provide any maintenance necessary to make that smoke detector functional or provide owner (Manager) written notification of the required maintenance.

OPEN FLAME COOKING DEVICE AND GRILL ADDENDUM

The purpose of this addendum is to provide information and guidelines regarding the use and storage of open flame cooking devices and grills. It is our objective to work with the residents to maintain a safe environment for everyone in our community.

This form is to become attached to and made part of a lease drawn or to be drawn between the parties.

In accordance with the Madison General Ordinance and the State Fire Code:

308.3.1 308.3.1 **Charcoal burners and other open-flame cooking devices** shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction. (Exceptions: 1.) one- and two-family dwellings 2.) where buildings and decks are protected by an automatic sprinkler system). Make sure the coals are completely cooled down with water before disposing of them. Make sure all ashes are contained in a non-combustible container.

308.1.1 308.1.1 **Liquefied-petroleum-gas-fueled cooking devices.** LP-gas burners having a LP-gas container with a water capacity greater than 2.5 pounds (nominal 1 pound (0.454 kg) LP-gas capacity) shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction. (Exception: one- and two-family dwellings)

The tenants are responsible for any violation hereof, which shall be considered a material breach of the lease agreement. The restrictions contained hereunder are material obligations under the lease. For purposes of this section, any violations and/or fines received by the owner that have been assessed by the fire department shall be evidence that the resident has violated the foregoing restrictions. Any fines received from the fire department as a result of a violation of these codes will be the responsibility of the tenant.

X _____
Tenant's Signature

Date

X _____
Tenant's Signature

Date

X _____
Landlord/Agent's Signature

Date