

Tenant Fire Pits:

Please don't break out the marshmallows for your tenants' portable fire pits, whether it be wood burning, gas or coal. Your local Fire Marshall's Office has a wealth of information about the placement of these portable fire pits and local fire code regulations. Most often, the same regulations apply for portable fire pits as for barbeques, so please check with your local Fire Marshall.

Any dug out fire pits created by tenants for "backyard camp fires" should be prohibited.

As a building owner, you are free to create building rules that do not impact Fair Housing protected classes. Your building rule should address the fire and life safety issues in multifamily housing. If there is no specific Fire Marshall regulation prohibiting their use, you can create building rules that require tenants with fire pits or barbeques to be compliant with fire code regulations.

Pools:

Tenant pools may be a problem because they are an attractive nuisance, which means they can lure minors on a hot day. Placement of pools within a tenants' gated backyard is less risk than one placed in the common area of a multi-unit development. The same goes for tenant owned trampolines and other recreational equipment placed in open areas.

No duty is owed to trespassers who violate the gate's intent. However, if a tenant's invitee is injured in the pool or other recreational equipment, the invitee may sue the housing authority. We cannot foresee housing authority tenants having the resources to pay for injuries or defend the housing authority or the tax credit owner. Therefore, a tenant release without insurance would be useless. Unfortunately, requiring renter's insurance is against the law in Washington under RCW 59.18.230.

Bouncy Castles:

Recently, there was a horrible incident in which a bouncy castle was blown away by a gust of wind while children were within the castle. The internet is loaded with stories of injuries and deaths. Bouncy castles can be dangerous. If a vendor installs a bouncy castle during a tenant fair, that vendor should have insurance naming the property owner as additional insured. Limits of liability insurance should not be less than \$1,000,000.

Trampolines:

Trampolines can also be very dangerous; however, after the initial Consumer Product Safety Commission warning on the dangers of trampolines, some manufacturers have improved the design with netting to reduce losses. It once was the case that some renter's insurance policies would not insure households with trampolines. However, in recent years, HARRP has been made aware of one insurance company which will allow them.