



Home Deck & Balcony Safety

Deck Failure



Protecting Your Home

- Have a professional routinely inspect your exterior deck.
- Try not to wash your deck on sunny days so that the cleaning product doesn't evaporate.
- Use the proper product on your decking.

Learn The Signs

- Rotting
- Splitting Wood
- Improper Footings
- Excessive sag to any part of the balcony or deck
- Sections becoming noticeably out of level

Department of Building Inspection

Housing Inspection Services
1660 Mission Street- 6th Floor
San Francisco, CA 94103-2414
(415) 558-6220

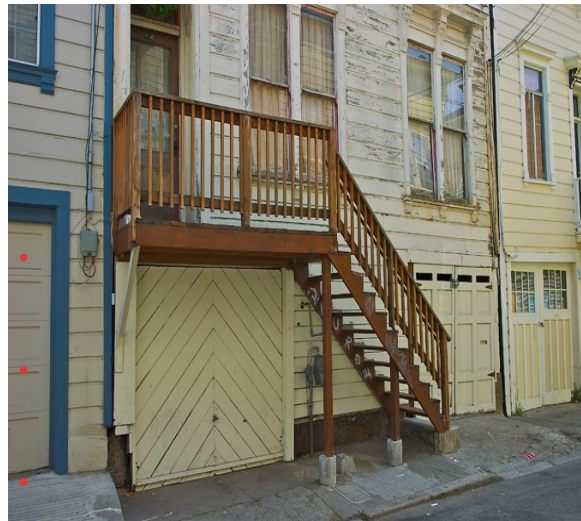
Please visit the DBI web site for more information.

<http://sfdbi.org/decksafety>

Just because you don't see dry rot, doesn't mean its not happening. Inspect your balcony.

What Does It Mean to Have A Safe Deck or Balcony?

Safe decks and balconies include all but are not limited to: clean surfaces with no tripping hazards, proper foundation and footings, reinforced railings, and have adequate lighting. Decks and balconies should not show signs of: rotting, deterioration, loose rails, and improper foundation.



Why Should I Get My Deck Inspected?

It's important to get decks and balconies inspected annually because constant loads being put onto them. Cracking, splitting and rotting can happen anywhere and this includes locations that aren't directly visible. Performing a detailed annual inspection may not only make the deck last longer, but it may prevent possible injuries from occurring.

It's The Law!

Section 604 in the San Francisco Housing Code requires all wood and metal decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire escapes, or any parts of these systems in weather-exposed areas of apartment buildings and hotels to be inspected by a licensed general contractor, or a structural pest control licensee, or a licensed professional architect or engineer. Property owners are required to provide proof of compliance with this ordinance.

Super Fast Facts Designed For You

- All though pressure treated lumber is known to last for long periods of time, it is susceptible to rotting.
- Cracks in concrete balconies can lead to major damage, even the small ones!
- Past collapses of exterior decks or failed railings, have resulted in injury and the tragic loss of life, and are an urgent reminder for increased public awareness in the regular maintenance of building attachments.
- More decks collapse in the summer than during the rest of the year combined.



CARBON MONOXIDE ALARMS

Carbon Monoxide



Protecting Your Home

- Install CO alarms outside of every sleeping area, and on every floor.
- Test the alarms monthly.
- Recognize the sound difference between your smoke alarm and your carbon monoxide alarm.
- Never run a car in an attached garage.

Learn The Signs

- Headache
- Nausea
- Dizziness
- Breathlessness
- Unconsciousness

Steps To Take In A CO Emergency

- IMMEDIATELY move outside to fresh air.
- Once you're in a safe zone, call 911 and inform them of the conditions inside.
- Conduct a head count, confirming everyone is outside and safe.
- Do not reenter for any reason, until given permission to do so by authorities.

For More Information on Carbon

Monoxide please visit:

http://fire.ca.gov/communications/communications_firesafety_carbon_monoxide

We can't see, smell, or taste Carbon Monoxide. But it can seek us and harm us.

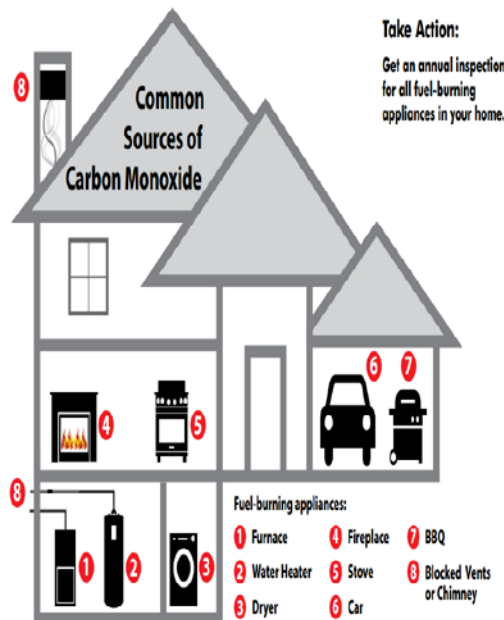
What is Carbon Monoxide?

Carbon monoxide (CO) is an odorless, colorless, and toxic gas. Because it is impossible to see, taste or smell, CO can kill you before you are even aware it is in your home. At lower levels of exposure, CO causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea and fatigue. The effects of CO exposure can vary greatly from person to person depending on age, overall health and the concentration and length of exposure.

In 2011, Senate Bill No. 183 (Carbon Monoxide Poisoning Prevention Act) made it a law to have working Carbon Monoxide Alarms in all single family homes with an attached garage or a fossil fuel source (coal, oil, and natural gas). CO Alarms are also required in all multi-unit occupancies when there are fossil fuel burning appliances or an attached garage.



Carbon Monoxide Prevention



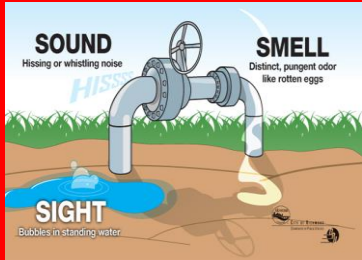
Super Fast Facts Designed For You

- Winter is the peak time of the year for non-fire carbon monoxide incidents.
- Nine out of every ten reported non-fire incidents happen in the home.
- In 2010, U.S Fire Departments responded to over 80,000 non-fire carbon monoxide calls.
- A person can be poisoned by a small amount of CO over a longer period of time or by a large amount of CO over a shorter amount of time.



Gas Leaks

Safety Tips For Gas Leaks



Protecting Your Home

1. Locate the main gas shutoff valve
2. Have a wrench handy (In case of an emergency you don't want to be shuffling for a wrench)
3. Give the valve a quarter of a turn. (The wrench should be perpendicular to the pipe)

Learn The Signs

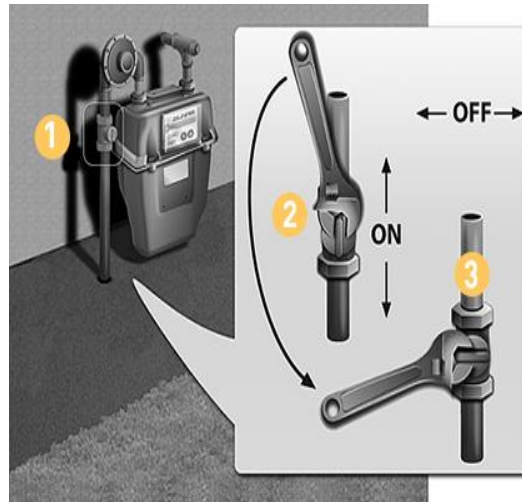
- PG&E adds a distinct rotten egg like smell, so that we can detect the odor of gas.
- Whistling, hissing, and roaring near gas appliances are sounds that may indicate a gas leak.
- Dirt spraying in the air, bubbling in still water, and dead vegetation in water-rich areas are signs that we may see in the event of a gas leak.

For More Information Gas Leaks

please visit:

https://www.pge.com/en_US/safety/gas-safety/gas-safety-tips.page

We need it to cook our food and wash our clothes. What happens if it leaks into our home?



Gas Safety Tips

- Never use a flashlight, match or candle to look for gas leaks, and never turn electric switches on or off if you suspect a gas leak.
- Do not store flammable materials such as mops, brooms, laundry and newspapers near your water heater, furnace, oven, range or any gas appliance.
- Do not store combustible materials such as paints, solvents and gasoline in the same room as your water heater, furnace, oven, range or any gas appliance.
- Stock your kitchen with a fire extinguisher.

What is Natural Gas?

It is a flammable gas, consisting largely of methane and other hydrocarbons, occurring naturally underground (often in association with petroleum) and used as fuel. Natural gas is used for many things in the home. Most commonly for operating water heaters, warming stoves and ovens, and it also powers furnaces!



Super Fast Facts Designed For You

- Natural Gas is lighter than air, so if there is a leak it rises.
- Natural Gas is odorless, but utility companies add mercaptan to it, thus giving it the smell of rotten eggs.
- Natural Gas is the cleanest of all fossil fuels, it doesn't require environmental clean up.
- Natural gas is up to 50% cleaner than all the other fossil fuels.