



Avon... a smoke-free community

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November 6, 2012

Beaver Bench Condominiums, H.O.A.
414 West Beaver Creek Blvd.
418 West Beaver Creek Blvd.
Avon, Co. 81620

Attn: Owners and Occupants of Beaver Bench Condominiums, Buildings A and B

RE: Decision on use of wood burning fireplaces.

To Whom It May Concern,

Even though the fire investigation and research on the fireplace flues and fireboxes is not complete, it is determined that the cause of the fire was from a fireplace related item. We will know more when the insurance investigator is finished with all of the lab work.

There are problems with the fire boxes and their age, problems with the flues, clearance to combustibles and maintenance of both. Because of these items and others, it is determined that all of the fireplaces should be made inoperable.

The fireplaces should have a piece of sheet metal, no less than 26 gauge, fastened securely to the front of the firebox. This should prevent the use of the fireplace by owners and tenants.

There are several options in front of the HOA on how to proceed with the fireplace issue and until we know what direction the HOA wants to go, the fireplaces should remain in an inoperable state.

This order will be for all units in both buildings A and B including the units that were affected by the fire.

Regards,

A handwritten signature in blue ink that reads "William W. Gray".

William W. Gray
Building Official
Town of Avon