



## Rental Property and Propane

**Landlords renting property with propane- fueled appliances are responsible for trying to limit the risks associated with propane.**

### LANDLORD RESPONSIBILITIES

**Landlords have the following duties:**

- inform renters of propane dangers and emergency procedures,
- maintain equipment, and
- correctly install propane appliances.

### INFORMING RENTERS ABOUT PROPANE

**Landlords should inform renters about the following information on propane:**

- Review with the renter all of the information in this report, especially the Emergency Procedure.
- Verbally explain that propane can be dangerous. Explain what you expect the renter to do when a gas-out occurs or a pilot light goes out. The safest procedure is to have only trained personnel relight the pilot and check the tanks and cylinders.
- Remind the renter that any smell of gas means there is a leak, and to follow the Emergency Procedure when a leak occurs.
- Provide the renter with a scratch-and- sniff pamphlet containing the propane odor, and have the renter smell the odor while you are there.
- Provide the renter (or maintenance person) with the appliance manuals.
- Explain the additional risks of appliances installed below grade, if any are installed on the property.
- Post the Emergency Procedure found at the end of this report near each appliance and on doors.

## EMERGENCY PROCEDURE FOR A PROPANE LEAK

If you smell gas in your house workplace or around any gas equipment or appliance, follow the emergency procedure below

- 1) Put out all smoking materials and other open flames.
  - a. Do NOT operate electric switches.
  - b. Do NOT light matches.
  - c. Do NOT use your phone.
  - d. Any spark in the area where propane gas is present may ignite the gas. This could include the spark of a light switch, telephone. fan, or refrigerator motor, and even static electricity from walking across a room.
- 2) IMMEDIATELY get everyone out of the building, vehicle, trailer, or area.
- 3) Close all gas tank or cylinder supply valves.
- 4) Use your neighbor's phone to call North Star Energy and the fire department. Do NOT re-enter the building, vehicle, trailer, or area until a trained service person advises it is safe to return.
- 5) Let the service person and firefighters check for escaped gas. Have them air out the area before you return.

- 6) Have the trained propane service person:
  - a. pressure check the system
  - b. repair the leak
  - c. turn on the gas
  - d. check all the gas appliances, and
  - e. relight the pilots on the appliances.
  
- 7) Re-enter the area only when the service person and firefighters say it is safe.