

PROPANE TANK SCREENING GUIDELINES

Architectural Committee of Loma Linda HOA

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Section 16: Fuel Storage Tanks

“Every tank for the storage of fuel installed outside of any building shall either be buried below the surface of the ground or screened to the satisfaction of the Architectural Control Committee by fencing or shrubbery.”

The intent is to screen the propane tank as viewed from the street of the address of the residence.

- The Homeowner is responsible for submitting a “Request for Property Improvement” to the Architectural Control Committee stating the intent, location, and the screening method prior to beginning construction.
- The “Request For Property Improvement Form” can be downloaded from the “Index of ACC Documents” under the “BUILDING IN LOMA LINDA” tab on the HOA website.

The Homeowner is responsible for adhering to all applicable laws regarding propane tanks. The International Fire Code was adopted by the Pagosa Fire Protection District. The Code mandates and the Colorado State Forest Service suggests locating propane tanks a minimum of 10’ from any combustible materials, including shrubbery and ground cover.

NFPA Guidelines require a 3’ minimum clearance on all sides of the tank for service access. If a solid non-combustible wall is constructed around a tank, vents at the low point of the wall must be provided, to allow for the escape of any fuel vapor that may have vented from the tank. If a screen constructed from combustible material is used, it is recommended that a 10’ distance be maintained away from the tank. Covering the top of the tank is prohibited!

The Homeowner is allowed to adhere to the screening rule by a variety of methods available, including the following:

1. Burial of the tank.
2. Placing the tank behind a building, residence or topographical feature is acceptable as long as the tank is not visible from the street of the address of the residence.
3. A minimum 30’ distance should be maintained from any structure. (Check with your insurance company as this distance may vary by company).
4. A constructed screen can also be used. However, as stated above, a 3’ minimum access on all sides is required for service access. Combustible screening must have a 10’ clearance from the tank.
5. Shrubby may be used, however, it must screen the tank completely year-round. As stated above, The Fire Code requires a 10’ minimum distance from all combustible materials.