



NOTICE: Securing Kitchen Ranges

Missouri Housing Development Commission (MHDC) has recently become aware of a potential life, health, safety risk involving the tipping of stoves, which has been determined to be preventable.

The U.S. Consumer Product Safety Commission counted 107 incidents resulting in injury or death from 1980 through 2006. Those included 33 fatalities (nearly half involving children under age 2) and 84 injuries. Regardless of age, most injuries were burns from hot liquids spilled from pots or pans when the range tipped. The industry began providing anti-tip brackets with the appliances in 1991. Every new stove was to include warnings and instructions on installing the brackets.

Due to the increasing number of accidents related to ranges tipping over and MHDC's desire to minimize these types of accidents, effective January 1, 2011, all affordable rental properties (both existing and newly constructed) are required to ensure that all kitchen ranges are secured in such a manner to prevent their tipping over.

What this means for Owners/Management Agents?

The new requirement means that owners and/or management agents of affordable rental properties must retrofit all existing kitchen ranges with the manufacturer's suggested or provided brackets. MHDC will verify compliance with this requirement through its annual compliance review process. Furthermore, if the new requirement has not been verified by a MHDC physical property inspection within the next year; the property will be required to certify that the retrofit process has been started and/or completed.

Projects currently in the process of construction and all projects constructed in the future are required to install the required brackets during the installation of the range. Again, MHDC will verify compliance through its physical inspection processes.

What happens if properties do not comply with this requirement?

Implementation of this new requirement must begin immediately; during inspections, properties will be given the normal completion period of 30 days to complete the retrofit process. Monitoring of progress to complete this new requirement will be strictly enforced, and noncompliance will be reported in the same manner as other violations.

Specific bracket information can be found at <http://www.appliancezone.com/>