

Burnaby Horsemen's Association Policy: **Loft Safety Policy**

Approved: [OCTOBER 7 2024](#)

Applicability

This policy outlines the requirements to keep lofts safe with respect to electrical hazards and outlines rodent management requirements that must be adhered to in order to reduce the number of rodents in the barn lofts.

Electrical hazards must be minimized for the safety of people, horses and structures. All automatic feed timers and all lighting must be maintained to minimize the risk of fire. If solenoids are not covered, there is a small risk of fire at all times. Even a small, exposed wire can cause a fire. When the electrons move through the live wire they can jump and produce sparks; if a small piece of hay or other debris comes into contact with an exposed wire, a fire could occur. Options such as battery or magnet powered automatic feed systems further reduce the risk of fire and are great alternatives to solenoid systems.

Policy

1. All automatic feed timers and all lighting must be maintained to minimize the risk of fire.
2. All automatic mechanical feed timer systems:
 - a. Should consider utilizing the recommended battery or magnet powered systems to further reduce the risk of fire.
 - b. If solenoids are used, then they:
 - i. must be constructed so that no hay, dust or debris can contact the solenoids or the wire connecting to the solenoid.
 - ii. must be covered and enclosed in steel or rigid non-metallic type material. Metal pans/dishes are not acceptable to be used as covers and wooden or plastic boxes are also not acceptable.
3. Lighting:
 - a. Any lights that are plugged in should be kept dust free and maintained for fire safety.
 - b. LED lights are preferred (i.e. do not heat up, do not shatter and are more energy efficient).
4. All electrical cords must be in good working condition, outdoor rated and should be short enough or tied up so that they do not become a hazard.
5. No appliances (microwaves, heaters, fans etc.) other than lights and automatic feeders are permitted in the lofts.
6. Rodents can cause issues with respect to the health and safety of people and can contribute to increased fire risk in a barn environment. In order to reduce the number of rodents in the lofts the following points must be adhered to:
 - a. Wood pallets are not permitted for use in any loft. Wood pallets provide space for rodents to nest and hide.
 - b. ALL horse grain, treats, apples, carrots, pellets and non-mineral supplements must be kept in metal storage containers. No plastic bins or buckets are permitted for use.
 - c. Sweep up loose hay daily.

- d. Removal all garbage/debris from lofts to reduce areas for rodents to nest and hide.
7. Loft inspections will be conducted on an annual or semi-annual basis at the discretion of Barn Committees and Board of Directors. Appropriate notice will be given to all stall holders and lofts are required to be accessible during the inspection time.

Supporting Documents

1. Related BHA Policy
 - a. General Barn Safety
2. References

Review Schedule

Policy Adopted:	Oct 7 2024
Policy Owner:	Director of Risk Management
Next Review Scheduled:	OCT 2025

Version History

Date	Version Number	Details
MARCH 2023	1.0	Initial version posted on BHA website
OCT 7 2024	1.1	Formatting, annual loft inspection, policy references