

Fire Code bans use of barbecues on decks of apts. and condos -

The 2006 International Fire Code, section 308.3.1 effectively bans the use of open-flame cooking devices on combustible decks, balconies and patios with less than 10 feet of clearance from a combustible surface, as measured in all directions, unless the area is equipped with automatic fire sprinklers.

This ban became operative on January 1st, 2008 and applies throughout the United States.

308.3.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.

* We have been inspected and compelled by the local fire inspector to remove all barbeques. We have also been notified that our insurer recognizes the fire code and will cancel unless barbecues are removed from the property.

There is no choice in the matter and the ruling is final. Ample warnings have been issued and any remaining BBQ's must be removed from the property.

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Besides the hazards of high density construction there is the impact of displacing many families in the event of fire instead of just one family as in the case of a home. Also because of the high density construction, insurers do not allow grilling because a fire can cause millions of dollars in damage very quickly.