

Guidelines for Barbecues in Apartment Communities

The California Fire Code now prohibits charcoal grills, large propane grills, and other open flame cooking devices in multi-family housing communities. The new rules regulate the type of barbecues one can have on their patio or balcony.

What's Allowed?

The new regulations do allow for alternatives to traditional barbecue grills. Listed below are options that comply with the new guidelines:



◀ Propane tank grills with a one pound liquid petroleum gas capacity (typical camping stove)

Electric Grills ▶



- ▶ Grills can be stored on the balcony only after the tank is disconnected. Propane tanks cannot be stored inside the unit or on the balcony.

Additional information, including a list of FAQ's on the issue, is available on the CAA Tri-County website, www.tcaa.org.

CALIFORNIA APARTMENT ASSOCIATION, TRI-COUNTY DIVISION

servicing San Mateo, Santa Clara and Santa Cruz Counties

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Barbecue Regulations for Residents

Background

In 2007, the California Fire Code was amended to provide a prohibition on charcoal burners or other open flame cooking devices operated within ten feet of combustible construction in multi-family buildings. The new regulations, which took effect in 2008, restrict most barbecues used in multi-family housing units. Rental owners and property managers should ensure that their policies and procedures address these new rules.

New Regulation

The new regulation enforced by local fire departments reads as follows:

2007 California Fire Code, Section 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 of combustible construction.

Exceptions:

- 1. Single family homes and duplexes.**
- 2. Where buildings, balconies and decks are protected by an automatic sprinkler system.**
- 3. Liquefied-petroleum LP (which includes propane) gas fueled cooking devices having LP gas container with a water capacity not greater than 2.5 pounds (1 pound LP-gas capacity).**

The rule exempts apartment buildings where the structure, balcony and deck are protected by an operable automatic sprinkler system. Also, the rule allows a resident to use an electric barbecue or one that has a liquefied-petroleum gas container capacity of one pound or less which are similar to those used for camping. Most barbecues sold at major retailers come with a container capacity of five pounds or greater which is prohibited at apartment communities under the regulation.

What You Can Have

To enable you to still enjoy the joys of grilling the new barbecue ordinance does leave room for alternatives to the traditional barbecue grill. Listed below are options that abide by the new guidelines.



◀ Propane tank grills with a one pound LP-gas capacity (typical camping stove)

Electric Grills ▶



- You can store your grill on the balcony after you disconnect the tank. Note that the removed fuel tank may not be stored on the balcony, within 10 feet of combustible construction or inside of any enclosed structure. **TANKS CANNOT BE STORED ON THE INSIDE OF A DWELLING UNIT.**

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