



FRUITA
COLORADO

Propane and Solid Fuel Producing BBQ Devices on Multi-Family Residential Balconies Restriction

Attention: Managers, Owners and Occupants of Multi-family Dwellings

The City of Fruita Fire Code prohibits and regulates the use of barbecues on balconies, patios, and decks on residential structures with more than two (2) dwelling units, which includes apartment, condominiums, and townhouses.

The following are the 2018 IFC requirements for the City of Fruita and Lower Valley Fire District.

IFC 308.1.4 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:

- One- and two-family dwellings.
- Where buildings, balconies and decks are protected by an automatic sprinkler system.
- LP-gas cooking devices having LP-container with a water capacity not greater than 2 ½ pounds nominal 1-pound (0.454 kg) LP-gas capacity).

Note: Section (308.1.4) allows small tabletop LP-gas burners grills or units that might be used for cooking within a residential unit. The exception also allows the use of LP-gas barbeque grills of any size of balcony of one- and two-family dwellings not on balconies or decks of multiple-family dwelling units.

- Grills may not be used or stored within the entrance ways or balconies. The act constitutes a fire hazard along with blocking an exit in a fire situation.
- If you have a grill on a balcony or within the entrance stairway access, Lower Valley Fire Protection District requires it to be removed.

Including within the regulations are the following restricted appliances: Liquefied Petroleum Gas (LPG) or Propane, charcoal, oil deep fryers, and wood fuels.

- The cooking devices are prohibited on balconies, which has the potential for hot embers or radiant heat to ignited nearby combustible surfaces.
- The fire code requires at least ten (10 ft.) separation (horizontal and vertical clearance) to reduce the likelihood of the cooking appliance igniting combustibles.
- Since LPG is heavier than air, an accidental release of LPG vapors will remain at floor level or lower, which may reach an open flame such as a water heater and/or furnace heating element, which could result in an explosion.



Safe Grilling Tips

- Use of electric grill, place it on a non-combustible tray and allow it to cool before moving it or storing grill.
- Keep children away from the grilling area.
- Use long handled grilling tools to give the chef clearance from heat and flames.
- Never leave cooking unattended.
- Use a dry chemical fire extinguisher to extinguish fires. Grease fires react violently to water. **Do not use water on grease fires.**

Hazards

- The use of gas, hibachi, or charcoal grill on balconies puts the entire building and the occupants at risk of a fire.
- Wet charcoal can self-heat and spontaneously combust.
- Burning charcoal can introduce high level of carbon monoxide, producing an asphyxiate atmosphere. Never use a charcoal grill in an enclosed space.
- Leaking gas from cylinders can ignite by any spark or flame causing an explosion and/or fire.