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To: Property Managers, HOA's, Owners, and Occupants of Multi-Family Dwellings

This letter is in regard to open- flame cooking devices in multi-family occupancies. The 2018 International Fire Code is referenced and has been adopted in Poudre Fire Authority's jurisdiction. It is your responsibility to follow the fire code as adopted. Please confirm that your lease agreements and association covenants require owners and tenants to follow the code. Also please address the consequences (association fines or eviction) if laws are not followed. This letter explains where open-flame cooking devices are prohibited and options for compliance.

Section 308.1.4. *Open-flame cooking devices.* *Charcoal burners and other open-flame cooking devices (i.e. barbeque grills, wood/pellet grills, wood/pellet smokers) 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.
3. LP-gas cooking devices having LP-gas container with a water capacity less than 2.5 pounds.

Commentary:

This prohibition comes from the potential for hot embers to fall from the firebox of the cooking device and ignite a combustible surface, such as a wooden balcony or deck. Fires on decks from cooking appliances are not uncommon and almost always impact multiple units. These fires often spread on the building exterior and enter attics and other concealed spaces where they grow to significant fires and spread through the building. The 10 ft. separation also reduces the likelihood that fire-starting or cooking flare-ups will come in contact with combustible wall construction that is easily ignited. **Exception 1** allows the use of liquid petroleum gas barbeque grills at single-family detached dwellings, but not at multiple-family dwellings (three or more attached) where the property and life safety hazard is greater. **Exception 2** recognizes the added protection of sprinklers. **Exception 3** restricts liquid petroleum gas burners to small tabletop grills or units that might be used in cooking within residential occupancies. Acceptable cooking devices would be those fueled by a two-pound (camping) propane cylinder or electric appliances using an infrared or electric element. Please keep in mind that any cooking device generating smoke that becomes a nuisance for neighbors is enforced through the city of Fort Collins Nuisance Ordinance or the Larimer County Health Department.

Storage: Propane cylinders (5 gallons or 20 pounds) for use with BBQ grills, gas fireplaces or other fire features, stored outside, shall be located a minimum of 5 ft. away from any doorway or opening. Poudre Fire Authority recommends that the cylinders be detached from the appliance piping located on the cooking/heating device during storage.

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Wayne Wiggins, Assistant Fire Marshal
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