

102 Remington Street
Fort Collins, CO 80524

Phone: 970-221-6570

Fax: 970-221-6635

Internet: www.poudre-fire.org

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 2012 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.*

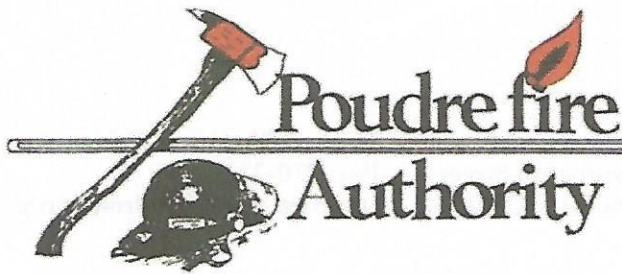
Exceptions:

1. Single-family detached 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 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.

Michal Jaques, Assistant Fire Marshal
Poudre Fire Authority, Community Safety and Service Division
mjaques@poudre-fire.org



102 Remington Street
Fort Collins, CO 80524

Phone: 970-416-2892
Fax: 970-221-6635
Internet: www.poudre-fire.org

PRESS RELEASE

MEDIA CONTACT

Michal Jaques
Assistant Fire Marshal
mjaques@poudre-fire.org
970-416-2863

While cooking food over an open flame is synonymous with Colorado summers, Poudre Fire Authority reminds residents of apartment or condo complexes that using barbecue grills or smokers on balconies is prohibited unless protected by an automatic fire sprinkler.

Violation of the International Fire Code as it pertains to open-flame cooking devices in multi-family occupancies (three or more attached units), is not only illegal but can potentially harm those around you. A fire that starts in one apartment unit can quickly spread throughout the main building, putting yours and others' lives and properties at risk.

"These fires almost always impact multiple units and often result in significant fires as they spread on the exterior and enter attics and other concealed spaces where they can grow and spread throughout the building", Assistant Fire Marshal Michal Jaques said.

In our community, the risk to life and property is all too real. On Jan. 10, the occupants of the multi-family building at 1112 Davidson Drive awoke to flames on a second-floor balcony. They were able to self-evacuate with minimal injury and notify others in the building. First-arriving firefighters were met with a well-involved fire extending into the attic that caused approximately \$550,000 in damage.

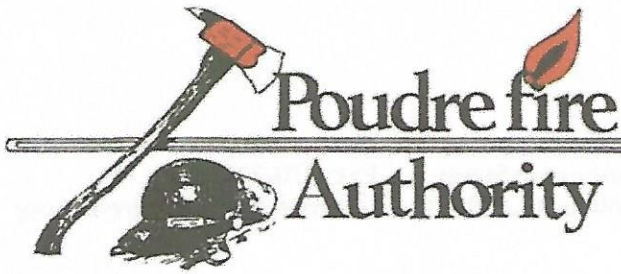
What was the fire's cause? Improperly stored ashes from a barbecue grill.

Charcoal burners and other open-flame cooking devices – barbecue grills, wood or pellet grills and wood or pellet smokers – shall not be operated on combustible balconies or within 10 feet of combustible construction, according to laws pertaining to open-flame devices.

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. The 10-foot separation also reduces the likelihood that fire-starting or cooking flare-ups will come in contact with combustible wall construction that is easily ignited.

Residents, landlords and complex managers are asked to confirm that lease agreements and association covenants require owners and tenants to follow the fire code. They are also asked to address associated consequences – association fines or eviction – if the rules are violated.

Barbecues and other open-flame devices are permitted to be used at single-family detached dwellings, as well as at buildings, balconies and decks protected by an automatic sprinkler system. People are also



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allowed to use liquid petroleum-gas cooking devices that have a liquid petroleum container with a water capacity less than 2.5 pounds. An example is a small, tabletop grills or cooking devices fueled by a two-pound (camping) propane cylinder, or electric appliances using an infrared or electric element.

