



Brevard County Fire Rescue



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To: Residents of Condominiums, Apartments, Townhomes, and Property Managers:

Reference: Grills

The use, storage and handling compressed natural gas, liquefied petroleum gas, and solid fuel burning cooking appliances pose a significant hazard in multi-family residential structures because of the physical properties of these combustible materials.

The 5th Edition of the Florida Fire Prevention Code as adopted by the Florida Legislature in Chapter 633 of the Florida Statutes and Florida Administrative Code 69A states;

1-10.11.6.1 *For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure. [Including electric grills.]*

1-10.11.6.2 *For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony. [Including electric grills.]*

The only exception are grills that intended by the manufacturer to be permanently installed. These grills must be installed in accordance with their listing (I.E. Underwriters Laboratories) and meet the requirements of the Florida Fire Prevention Code and Florida Building Code. Permits are required. This exception does not allow portable grills to be secured or fastened to the building.

Additionally, **NFPA 58-8.3.5**, 2011 edition, states;

Storage within residential buildings. *Storage of [LP] cylinders within a residential building, including the basement or any storage area in a common basement of a multiple-family building and attached or detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb (1.2 kg) and shall not exceed 5.4 lb (2.4 kg) aggregate water capacity per each living space unit.*

If additional information is required, please contact your Inspector or this office. A complete copy of the Florida Fire Prevention Code is available on the Florida State Fire Marshal's website.

Sincerely,

Douglas Carter, CFPS
Assistant Fire Marshal

Grilling on the Balcony: What is Permissible in Florida Condominiums?

By Joseph Adams on February 10th, 2016



Question: My unit has a screened balcony (some people call it a “lanai”). I understand that I cannot use a gas grill out there, but I enjoy using my electric grill when the weather is nice. The association recently published an article in our monthly newsletter that stated that we are no longer allowed to use or store any type of grill on our balconies, including electric grills. Is there a law that imposes this restriction or is the association just being overly cautious? **G.F. (via e-mail)**

Answer: Your association is simply following the law. The State of Florida mandates that local governments adopt all National Fire Protection Association (NFPA) codes and

requirements. Thus, counties and municipalities are required to enforce the current Florida Fire Prevention Code (FFPC). The 2007 FFPC distinguished between the types of grills that could and could not be used in a residential setting in other than one- and two- family dwellings. While gas-fired and charcoal grills could not be used on any balcony or under any overhanging portion or within 10 feet of any structure, listed electric ranges, grills, or similar electrical apparatus were explicitly permitted.

The FFPC was amended, effective December 31, 2011, to remove this distinction. The current regulation provides that no hibachi, grill, or other similar devices used for cooking, heating, or any other purposes can be used or kindled on any balcony, under any overhanging portion, or within ten feet of any structure (other than one- and two- family dwellings). Thus, as of the end of 2011, electric grills could no longer be used in these areas. The 2010 FFPC, however, did not address storage of these items.

Storage was addressed in the latest version of the FFPC. The Fifth Edition, effective on December 31, 2014, now not only prohibits the use of all types of grills on any balcony, under any overhanging portion, or within ten feet of any structure (other than one- and two- family dwellings), but also provides that no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony. The only exception to this rule is that listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer’s instructions may be permitted under the rule.