



PGI COMMERCIAL

RISK MANAGEMENT BULLETIN

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This risk management bulletin was created for you to provide information to your clients that own and/or manage residential real estate in the State of California.

In 2007, California updated its Fire Code and adopted portions of the 2006 International Fire Code, including sections 308.3.1 and 308.3.1.1. Those sections effectively ban the use of open-flame cooking devices on combustible decks. This ban became operative on January 1st, 2008. The code is not available online, but you will find a copy of the code in most libraries. The sections read as follows:

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 (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.

308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exception: One- and two-family dwellings.