

Are Barbeques Permitted on Balconies?

We are often asked this question; barbeques are of course a potential fire hazard in apartments and condos. And the smoke from a barbeque can also cause nuisance fire alarms. For these reasons, barbeques must be approached with care.

What laws apply to barbeques on balconies in condominiums?

Municipal By-Laws

Some municipalities have passed by-laws to regulate or prohibit barbeques on balconies. However, the City of Pitt Meadows has no by-laws prohibiting barbeques on open balconies.

Propane Barbeques

Propane is regulated under strict standards and regulations that govern the production, storage, transportation and use of propane to ensure your safety. Here are a few storage and handling facts about propane and the propane industry. Propane cannot be used or stored in a building. However, propane is permitted on some balconies. The following requirements are as follows:

- The balcony must be open (**no enclosures or walls have been erected.**);
- Propane cylinders must be transported in a service elevator. When there are no service elevators, you may use the passenger elevator, **but you must be alone**;
- Cylinders must be kept outdoors;
- The barbeque must be kept clear of combustible material as listed in the barbeques rating plate or in the certified instructions.
- The propane cylinder relief valve must be at least 1 meter horizontally from any building opening below it and 3 meters from a building air intake.
- No combustibles can be within one meter of the sides of the barbeque and 3 meters from the top.
- Propane cannot be stored inside any structure. Under no circumstances are propane barbeque cylinders that use POL 20 pound cylinders to be used or stored inside a building.

Natural Gas, Electric and Briquette Barbeques

Natural gas barbeques are connected, by gas line, to the building's natural gas supply. The propane regulations don't apply to natural gas barbeques. However the installation must be carried out by a licensed and certified gas technician.

As far as concerns with electric and briquette barbeques, "Electric and briquette barbeques can be used on an apartment balcony. General safety requirements are to keep the barbeque 1

meter (3 feet) away from any combustibles (wood railings, siding, etc.) and three meters (10 feet) from any combustible overhang.”

Strata Options

Taking all of the above into consideration, Stratas have the following options:

- Many Stratas pass a rules to prohibit all barbeques on balconies.
- Strata wishing to allow the use of barbeques may decide to pass a rule prohibiting propane barbeques or permitting only natural gas or electric barbeques. Such a rule could go on to refer to the restrictions respecting proximity to combustibles.
- Strata may be prepared to permit only electric or natural gas barbeques on decks or balconies that have automatic sprinklers.
- If barbeques are permitted, Stratas may consider passing rules respecting the upkeep of barbeques and requiring proof of annual maintenance is done and the barbeque is in good working order.