

To: Rosewood Owners
From: Ron DiFabio, Director
Subject: Grilling
Date: March 15, 2019

The purpose of this communication is to clarify the association policy and state law concerning the use of grills within the community of Rosewood.

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 purpose can be used or kindled on any balcony, under any overhanging portion, or within ten feet of any structure. Thus, as of the end of 2011, electric cooking devices could no longer be used in these areas. The 2011 FFPC, however, did not address storage of these items.

Storage was addressed in the latest version of the FFPC. The Fifth Edition, effective 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, but also provides that no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony or under an overhanging portion.

The Sixth Edition of the Florida Fire Prevention Code, effective December 31, 2017; Section 10.10.6.1.1 allows indoor electric portable, tabletop grills, on condominium balconies, so long as they do not exceed 200 square inches of cooking space.

Summary:

No cooking of any kind can be done on lanai's except as noted above.

Electric Grills may be used 10 feet from any structure and must be stored in carport storage unit and not lanai's.

Gas Grills using 1lb. cylinders can be used 10 feet from any structure. They must be stored in the carport storage unit along with no more than 2-1lb. cylinders.

Gas grills using 20lb. gas cylinder cannot be used or stored.

Please take the necessary steps to ensure that you are in compliance with the current code requirements.