



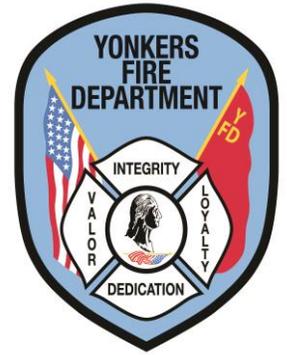
Mike Spano
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CITY OF YONKERS

FIRE DEPARTMENT

FIRE PREVENTION

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OPEN-FLAME COOKING DEVICES

In regards to use of *open-flame cooking devices* (grills, barbeques, charcoal burners, etc.) on balconies, terraces, and decks of commercial properties as well as residential properties with more than 2 dwelling units, the following requirements are in accordance with the 2020 FIRE CODE OF NEW YORK STATE, Section 308, and shall be complied with at all times:

Definitions

- *Combustible construction* – any building or structure which is classified by the Building Code of New York State as other than Type I or Type II.
 - The large majority of apartment buildings, condominiums, and townhouses in Yonkers are combustible construction.

Open-flame cooking devices – Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. One and two-family 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 not greater than 2 ½ pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

Electric cooking devices – Permitted provided the resulting smoke condition does not create a hazard or nuisance to neighboring properties. These devices shall be unplugged when not in use, protected from the elements, and kept a safe distance away from nearby combustibles.

Use of open flame and/or electric cooking devices may be restricted by homeowners association, co-operative, or condominium rules or tenant lease agreements.