



## Forest Creek Condominium Association, Inc.

Kingdom Management Office - 12192 Beach Boulevard, Suite #5 - Jacksonville, FL 32246

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September 21, 2018

Dear Forest Creek Resident,

Our insurance company is requesting that we inform you of the laws regarding usage and storage of grills:

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.

If you have a grill or plan to purchase one, it must not be stored or used under the overhang and must be located at least 10 feet away from the building.

Thank you in advance for your cooperation,  
FCCA Board of Directors