



CITY OF SIDNEY

Department of Fire & Emergency Services Fire Prevention Division

June 8, 2006

Dear Building Owners or Managers,

In September of 2005, the State of Ohio adopted the 2005 Ohio Fire Code. The new code differs from the old fire code in several ways. One of the differences deals with apartment buildings and condominiums. The new code states that barbecue grills, whether gas-fired or charcoal, shall not be operated on combustible balconies or within 10' of combustible construction. Only apartment buildings that have fire sprinklers located above the balconies are exempt from this rule. Fires involving these types of buildings often spread vertically and horizontally quite easily. Grills, especially gas-fired grills, can be the source of a hostile fire and result in injury, death or significant damage to a building under these circumstances. According to the National Fire Protection Association, half of all home structure fires involving a grill start on a balcony or unenclosed porch.

We realize that there are many cases where tenants already have such appliances in place on balconies. At the suggestion of the State of Ohio Fire Marshals Office, we are not asking tenants to remove their grill at this time. We are asking however, that all new leases include language that would prevent new tenants from placing or operating a grill on these balconies. The net result would be that as tenants move out and new tenants move in, we would eventually end up with no grills on balconies. In addition to this, we have set a target date of January 1, 2008 as the deadline for having all grills removed from balconies in all multiple-family dwellings. This would allow ample time to educate tenants on the new law. We realize this may not be a popular choice with some tenants, however in the end it is in the best interest of the tenants and the building owners. The Sidney Fire Department is committed to preventing injuries and property damage. This action is being taken primarily to prevent loss of life and injuries in these buildings. If you have any questions regarding this action, please feel free to contact me.

Yours in fire safety,

A handwritten signature in black ink that reads "Rick Simon".

Rick Simon
Deputy Fire Chief

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