

	STANDARD OPERATING POLICY AND PROCEDURE Community Development and Public Works	Number: 2-2
Subject: Fireplace Review Requirements		Approval Date: October 19, 2007
Approval: Chuck King, Building Official		Effective Date: October 19, 2007

1.0 PURPOSE

Plan review requirements for fireplaces, chimneys, and barbecues.

2.0 DISTRIBUTION

Public, Community Development and Public Works (CDPW) Personnel

3.0 REVISION HISTORY

January 2, 2008
September, 2015

4.0 CODE REFERENCE

2012 International Residential Code (IRC) Chapter 10, Sections R105.2, M1803, G2427.5,
2012 International Building Code (IBC), Sections 2111, 2113, and SOP 1-11.

5.0 POLICY

All interior and exterior fireplaces shall be reviewed, permitted, and inspected, except as authorized by SOP 1-11, Permit Exemptions for Outdoor Residential Fireplaces, Fire Pits, Chimneys, and Barbecues. The building codes do not exempt fireplaces due to the height being less than six (6) feet. This exemption relates to fences constructed of masonry or other materials.

Fireplaces constructed of masonry will be constructed in accordance with all applicable code provisions (primary as referenced in 4.0 above). Solid fuel fireplaces must meet the clearance requirements from surrounding structures on the property where they're located as well as from adjacent properties. Site plans shall identify any structure within ten (10) feet. Spark arrestors shall be installed in accordance with IRC Section R1003.9.2 due to the potential of flammable materials being located in near proximity.

Fireplaces using only gas shall be designed in accordance with IRC Section G2434. A permit for construction of the fireplace as well as for the gas installation, including supply piping, shall be required.

Barbecues shall be listed for the designed use and installed in accordance with manufacturer's listing. A permit shall be required when fueled by natural gas or by liquid petroleum (LP) gas systems. A miscellaneous plumbing permit shall be issued once the fuel-gas line sizing has been reviewed to verify that it's adequately sized for the appliance demand.