

TUSTIN...



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Revised May 2015

USER GUIDE FOR THE INSTALLATION OF OUTDOOR BARBECUES

PURPOSE

This user guide provides information as to the City of Tustin requirements for the construction of residential outdoor barbecues. Additional requirements may be found in the California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, City of Tustin Zoning Code and City of Tustin Ordinances.

DEFINITIONS

Barbecue – A stationary open hearth or brazier, either fuel fired or electric, used for food preparation.

PE – Polyethylene plastic piping.

GENERAL REQUIREMENTS

Listed Units: The cooking units shall be installed in accordance with their listing and the manufacturer's installation instructions.

Unlisted Units: Unlisted outdoor cooking appliances shall be installed outdoors with clearances to combustible material of not less than 36 inches at the sides and back and not less than 48 inches at the front. **In no case shall the appliance be located under overhead combustible construction.**

Barbecues shall be located at least 4 feet from any door or window. This 4 foot separation also applies to openings located on an adjoining property. Barbecue structures greater than 36 inches in height are considered accessory structures under the Tustin Zoning Code, are required to meet applicable setback requirements, and require a Planning and Building permit.

Exterior Sink (if provided): sink drain shall have a proper connection to a sewer line.

NATURAL GAS FIRED BARBECUE REQUIREMENTS

An accessible gas shutoff valve is required within 4 feet of the cooking unit. Underground gas piping is required to be PE and listed for use with natural gas. This plastic gas piping is required to be buried at least 18 inches below grade. A copper tracer wire of a minimum size of #14 AWG shall be a minimum of 40 mils of protective wrap covering all metal to at least 6 inches above grade. Metallic gas risers shall extend at least 30 inches horizontally before connecting to plastic pipe by means of an approved transition fitting or adapter. An air test of the gas piping system is required prior

to covering or connecting the new piping. The inspector shall verify that the piping holds at least 10 PSI for at least 15 minutes.

SUBMITTAL REQUIREMENTS

The review of a proposed barbecue may be done on an over the counter basis, provided that all required information is provided. The Community Development Department needs the following plans and information:

1. A completed permit application with required fees paid.
2. Two copies of a plot plan with the following information.
 - a. Name of property owner.
 - b. Street address and County assessors parcel number.
 - c. Lot dimensions, boundary lines, and any easements on the property.
 - d. Setbacks, dimensions, and location of proposed barbecue.
 - e. Locations of existing buildings or structures.
 - f. Location of new gas line and existing gas meter (if applicable).
3. Two sets of construction plans, details and specifications, including:
 - a. Gas piping lengths, size, and BTU rating of barbecue (if applicable). Information of existing service size and existing appliances may be necessary.
 - b. Details of barbecue construction. Height, materials, footings, walls, etc.
 - c. Details of any changes or additions to the electrical system. Information of existing service capacity and existing loads.

- d. Other information as may be needed for approval by the Building Division.

4. Manufacturer's listing and installation instructions.

A building permit is required for the construction of a residential barbecue. A plumbing permit is required for the installation or modification of a gas system. An electrical permit is required for any changes or additions to your electrical system.

City of Tustin

Community Development Department
300 Centennial Way
Tustin, California 92780
(714) 573-3131 or 573-3132

Staff is available to answer your questions during office hours between 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Fridays.

OTHER USER GUIDES AVAILABLE

Signs
Pools and Spas
Residential Room Additions
Temporary Use Permits
Gazebos and Patio Covers
Reroofing
Furnaces
Water Heaters
Wood and Metal Fences
Masonry Fences & Walls
Patio Slabs and Walkways
Suspended Ceilings
Drywall Installation
Commercial Tenant Improvements
Retaining Walls
Chain Link Fences

PREPARED BY THE CITY OF TUSTIN
COMMUNITY DEVELOPMENT DEPARTMENT



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