

# TUSTIN...



Proud of its Heritage, Preparing for its Future...

June 1999

## 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 Uniform Building Code, Uniform Plumbing Code, and Uniform Mechanical Codes. National Electrical Code, City of Tustin Zoning Code and City of Tustin Ordinance #1160.

### DEFINITIONS

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

**PE** – Polyethylene plastic piping.

**PVC** – Polyvinyl Chloride plastic piping.

### GENERAL REQUIREMENTS

Built in barbecues located in structures 36 inches in height or less may be located in rear yard areas of residential properties. Please contact the Planning Department for other applicable development standards. The cooking unit shall be installed in accordance with the manufacturer's installation instructions. Special attention is needed when considering the clearances to combustible materials listed in the manufacturer's installation instructions. 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 as accessory structures under the Tustin Zoning Code, and require a building permit. These structures greater than 36 inches in height must be located at least 5 feet from a property 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 PVC or 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 #18 AWG shall be metallic with 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 the 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 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.
2. Two copies of a plot plan with the following information.
3. Name of property owner.
4. Street address and County assessors parcel number.
5. Homeowners Association Approval (if applicable).
6. Lot dimensions, boundary lines, and any easements on the property.
7. Setbacks, dimensions, and location of proposed barbecue.
8. Locations of existing buildings or structures.
9. Location of new gas line and existing gas meter (if applicable).
10. Gas piping lengths, size, and BTU rating of barbecue (if applicable).
11. Details of barbecue construction. Height materials, footings, walls, etc.
12. Details of any changes or additions to the electrical system.

A building permit is required for the construction of a residential barbecue that is 36" or more in height. 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

In compliance with Federal regulations, the City of Tustin does not discriminate on the basis of race, color, national origin, age or disability.

Staff are 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 alternate Fridays. (City Hall is closed every other Friday)

#### 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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