

## SBA Rule #25

### SAFE USE OF FIRE PITs

Permanent inground outdoor firepits and portable outdoor fireplaces such as fire pits and chimineas are allowed in the Sky Bryce Subdivision that meet the following requirements:

1. For the purposes of this rule, the term “outdoor fire pit” includes permanent and portable devices/structures burning firewood, propane or ethanol. This also includes chimineas.
2. The construct (installation/placement) of an outdoor fire pit requires the prior written approval of **Sky Bryce Association**. The application must include the location of the fire pit on a survey and a description/photo of the design and materials. The fire pit materials must be non-flammable (such as steel, concrete or clay).
3. Permanent inground fire pits must be located at least twenty-five (25) feet from any structure or combustible material.
4. Portable fire pits must be located at least fifteen (15) feet from any structure or combustible material.
5. Fire pits must be located at least ten (10) feet from property lines.
6. Smoke from a fire pit may not unreasonably impact neighboring property owners.
7. A fire pit cannot exceed three (3) feet in diameter or two (2) feet in height.
8. A wood fueled fire pit cannot be placed on or under a wooden deck.
9. Fire pits shall not be located under low hanging branches.
10. The base for a fire pit must be at least two (2) times larger than the fire pit and must be constructed of non-flammable material such as sand, gravel, flat river rock, brick, concrete, or a fire protection mat.

11. Wood burning fire pits, except for chimineas, must have properly fitting screens.
12. Portable fire pits must be operated in accordance with the manufacturer's instructions.
13. When in use, the outdoor fire pit must be constantly attended to by a responsible person (at least eighteen (18) years of age), who remains outside and within eyesight of the pit at all times until the fire is fully extinguished.
14. The person attending the fire must have suitable fire suppression tools such as a fire extinguisher, water, sand, or shovel available at all times until the fire is fully extinguished.
15. Children must be supervised and pets kept away from a fire pit.
16. Do not operate a fire pit during windy conditions.
17. Before lighting the fire, all flammable materials such as leaves, grass, pine needles, and trash must be cleared from around the fire pit.
18. Burning of yard waste, household trash, refuse, household debris, hazardous waste, treated wood, junk, rubber, plastics, tires, hazardous materials, oil or petroleum-based products, products of salvage operations, chemicals or animal carcasses is prohibited.
19. Outdoor fire pit fires must be fully extinguished after use.
20. Ashes removed from a wood burning fire pit must be fully extinguished and deposited in a suitable container. Ashes may be disposed at the Shenandoah County Landfill or Citizen Convenience Sites.
21. Property owners/homeowners must provide guests/renter with detailed instructions on the operation of the fire pit or prohibit its use. This should include the physical address of the property in the event of an emergency.

