

Member Advisory: City of Burlingame
Requirement at Point of Sale: Chimney Spark Arrestors

This is to advise that the city of Burlingame adopted a requirement in 2007, enforced at the point of sale, regarding the installation of chimney spark arrestors.

Chapter 17.04 – Fire Code; Sections 603, CFC – Fuel-Fired Appliances.

Section 603.6.6, CFC is added to read as follows:

Every chimney shall have a spark arrestor, either internally or externally mounted. Any spark arrestor to be mounted internally shall not be installed until installation plans for such arrestor have been submitted to and approved by the building department. All chimneys as described in Section 603.6 shall be retroactively protected when one or more of the following conditions exist:

1. Upon the sale or transfer of the real property on which any chimney is located.
 - a. The transfer of title shall not be made until each such chimney contains the required spark arrestor, properly installed and in proper working order, and until an inspection report has been filed with the Fire Code Official certifying that the work and/or inspection has been performed.
2. In the event of any construction on such property for which a building permit is required.
 - a. The final building permit sign off shall not be made until each such *chimney* contains the required spark arrestor, properly installed and in proper working order, and until an inspection report has been filed with the Fire Code Official certifying that the work and/or inspection has been performed.

The Seller's agent will have to either provide the Fire Department with written proof that a spark arrestor has been installed. If not, the Fire Marshall will perform an onsite inspection.