



Building Standards and Codes

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TECHNICAL BULLETIN

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Source Document: 19 NYCRR Part 1220 – RESIDENTIAL CONSTRUCTION
19 NYCRR Part 1223 – MECHANICAL SYSTEMS²

Topic: Location of Outdoor Wood Boilers and Outdoor Heating Appliances

This document is to clarify the requirements of the Uniform Fire Prevention and Building Code with respect to the location of outdoor wood boilers and other outdoor heating appliances.

The 2015 International Residential Code (2015 IRC), as modified by the 2017 Uniform Code Supplement, regulates the *'construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of: 1. detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height, 2. one-family dwellings converted to owner occupied bed and breakfast dwellings with five or fewer guest rooms and their accessory structures not more than three stories above grade plane in height, and 3. plumbing, mechanical, and fuel gas systems and appliances servicing these structures.'* The 2015 International Mechanical Code (2015 IMC), as modified by the 2017 Uniform Code Supplement, regulates *'the design, installation, maintenance, alteration, and inspection of mechanical systems'* in all other buildings and occupancies.

Chapter 2 of both the 2015 IRC and the 2015 IMC define a boiler as an *'appliance'*. As an outdoor appliance and not a building or accessory structure, the requirements for fire resistance ratings, based on fire separation distances from a building to the boiler, do not apply. However, Sections M1306 of the 2015 IRC and 304.9 of the 2015 IMC provide requirements for minimum clearances from combustible materials and construction. Additionally, Sections 303 and 304 of the 2015 IMC provide further location and installation requirements

Section M1307.1 of the 2015 IRC requires the installation of appliances to *'conform to the conditions of their listing and label and the manufacturer's instructions.'* Section 304.1 of the 2015 IMC reads similarly. Sections M1401.4 of the 2015 IRC and 303.6 of the 2015 IMC require that appliances installed outdoors *'be listed and labeled for outdoor installation.'* Sections M1401.5 and 301.16 of the 2015 IRC and 2015 IMC regulate the installation of appliances in flood hazard areas, respectively.

The requirements for a building permit for the installation of the boiler and all necessary connections, in accordance with Section 109 of the 2017 Uniform Code Supplement, are under the jurisdiction of the local government responsible for administering and enforcing the Uniform Code.

In addition to the requirements of the Uniform Code, the location of outdoor wood boilers is also subject to the requirements of the NYS [Department of Environmental Conservation](#) per [Title 6 NYCRR Part 247](#).

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¹ The "Code Effective Date" for this Technical Bulletin is October 31, 2017, which is the effective date of the current version of the New York State Uniform Fire Prevention and Building Code (the Uniform Code).

² The 2015 International Residential Code (2015 IRC) is a publication incorporated by reference in 19 NYCRR Part 1220 and the 2015 International Mechanical Code (2015 IMC) is a publication incorporated by reference in 19 NYCRR Part 1223. The 2017 Uniform Code Supplement is a publication incorporated by reference in 19 NYCRR Parts 1219 through 1228. The 2015 IRC and IMC, as amended by the 2017 Uniform Code Supplement, are all part of the Uniform Code.