

Incident Summary #II-1945527-2025 (#58254) (FINAL)

SUPPORTING INFORMATION	Incident Date	July 27, 2025	
	Location	Osoyoos, BC	
	Regulated industry sector	Gas - Natural gas system	
	Impact	Qty injuries	0
		Injury description	N/A
		Injury rating	None
	Damage	Damage description	Gas BBQ is a complete loss. There are broken windows and fire damage to the deck and framing.
		Damage rating	Major
Incident rating	Major		
Incident overview	Several hours after using a built-in natural gas BBQ, framed in combustible construction, the combustible construction around the BBQ caught fire. This fire burnt through the deck and damaged the framing of the deck.		
INVESTIGATION CONCLUSIONS	Site, system and components	Manufacturer's installation instructions state that built-in BBQs must be framed in non-combustible construction. Failure to frame the BBQ in non-combustible construction will expose the framing to high temperatures, pyrolyzing the combustible framing, which can lead to a fire.	
	Failure scenario(s)	The homeowners used the BBQ that evening then shut it down and left the house for a walk. They returned later that evening and turned the BBQ on to burn off residual food particles for roughly an hour, then shut it down and went about their evening. At some point the combustible construction around the BBQ caught fire and burnt slowly for some time before becoming involved in flaming combustion. At 02:30, the neighbours witnessed the BBQ on fire and notified the homeowners to evacuate the premises.	
	Facts and evidence	<ul style="list-style-type: none"> • An incident investigation on site found a natural gas BBQ installed at the premises that had been framed in combustible construction and exposed to fire damage. • Burn patterns indicated that the fire had started in the lower parts of the framed in cabinet in which the BBQ was installed. • The BBQ was installed in a stainless-steel tray which would have stopped direct flame impingement on the combustible construction. • An interview with the homeowner established the following timeline: <ul style="list-style-type: none"> ○ 19:30 - They had cooked dinner on the BBQ, then shut it down and left the house for a walk. ○ 22:00 - The homeowner burnt off the BBQ for an hour. ○ 02:30 - The neighbour came over, woke the homeowners advising them that their BBQ was on fire and that they should get out. • An interview with the homeowner indicated that they did not store anything flammable in the cabinet below the BBQ. • No gas installation permit could be found for the installation of the BBQ. 	

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Causes and contributing factors

It is highly probable that the BBQ's installation in combustible framing contributed to the fire at this property.



Image 1 - BBQ as found at time of investigation.



Image 2 - Interior of BBQ. Note: all handles appear to be in the OFF position.



Image 3 - Stainless tray that the BBQ was installed in.



Image 4 - The damage to the deck below the BBQ.



Image 5 - The damage to the BBQ from below.



Image 6 - The damage to the cabinet in which the BBQ was installed. Highlighted area contained the worst of the fire damage indicating the most likely point of origin of the fire.