

SOUTH MIDDLETON TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA
ORDINANCE NO. __14__ OF 2001

**RAPID ENTRY SYSTEM ORDINANCE
FOR SOUTH MIDDLETON TOWNSHIP
PROVIDING FOR KEY LOCK BOXES INSTALLED
ON THE EXTERIOR OF A STRUCTURE FOR USE BY THE
FIRE DEPARTMENT DURING AN EMERGENCY**

WHEREAS, the Supervisors have determined that the health, safety and welfare of the citizens of South Middleton Township (hereby referred to as Township), are promoted by requiring certain structures to have a key lock box installed on the exterior of the structure to provide for rapid entry into buildings by the Fire Departments responding in the Township during times of emergency; and

WHEREAS, the key lock box system has been adopted nationally and will operate on a controlled master key basis that will expedite entry by the fire department into a structure during an emergency; and

WHEREAS, the key lock box system will eliminate costly damage from forcible entry into structures by the fire department checking for fire or other dangerous conditions; and

WHEREAS, the fire department can reduce the potential for rapid extension of fire and other hazardous conditions by quick access and decreasing dangers for firefighters; and

WHEREAS, when the fire department is summoned at a time when the building or business is not occupied or when the occupant is not able to provide entry for the fire department, the key box eliminates costly and time-consuming efforts in gaining access to locked structures; and

WHEREAS, the Township is authorized to pass this Ordinance pursuant to its authority as set forth in the Second Class Township Code.

NOW, THEREFORE, be it ordained by the South Middleton Township Supervisors that all occupancies meeting the following criteria, shall be required to provide a key lock box (knox box) as follows:

SECTION I. DEFINITIONS

Automatic Dialer – A device that automatically dials and relays a prerecorded message to a central station or the fire department.

Automatic Fire Suppression System – A system or assembly of piping, valves, controls and sprinklers which are designed and installed to comply with the NFPA standards, which utilize water, foam, CO2, or other gas to automatically react to suppress fire.

Building – Any structure used or intended for supporting or sheltering any occupancy.

Central Station – An office of a private company to which remote alarm and supervisory signaling devices are transmitted and where personnel are in attendance at all times to supervise the circuits and investigate signals.

Codes Official – Municipal Official (Fire Inspector, Codes Enforcement Official) or designee responsible for enforcement of this ordinance.

Fire Alarm System – Equipment which automatically actuates a fire alarm when the detecting element is exposed to fire, smoke, abnormal rise or decrease in temperature or activation of a sprinkler or extinguishing system or manually activated device.

Fire Department – Fire Company contracted to provide fire/rescue protection and services to South Middleton Township.

Knox Box (Lock or Key Box) – A high security key vault, which is listed under the UL 1610, and the UL 1037 standards, master, keyed with a Medeco Level 7 or equivalent lock. Locks shall be keyed to the key configuration provided by the Fire Department that provides contracted service in the township.

Knox Padlock – Lock that secures perimeter or fire access gates, sprinkler systems and shut-off valves constructed of heavy-duty steel body with weather-resistant cover that is opened by the Knox master key.

Standpipe System – A wet or dry system of piping, valves, outlets and related equipment designed to provide water at specified pressures and installed exclusively for the fighting of fires.

SECTION II. MANDATORY KEY BOXES FOR FIRE SUPPRESSION AND STANDPIPE SYSTEMS

Each building within South Middleton Township which is protected by an automatic fire suppression or standpipe system and not manned during a 24 hour, 7 day a week operation, shall be equipped with a key box. The Key Box shall be at a location approved by the South Middleton Township Codes Official (hereby referred to as Codes Official). The Key Box shall be a Knox Box type and size approved by the Codes Official.

SECTION III. MANDATORY KEY BOXES FOR FIRE ALARM SYSTEMS

When a building is protected by an automatic fire alarm system (automatic dialer, central station, external audible alarm), the Codes Official shall require a key box to be installed at that location. The Key Box shall be a Knox Box type and size approved by the Codes Official.

SECTION IV. MANDATORY KEY BOXES FOR HAZARDOUS MATERIALS

The Codes Official shall require a key box to be installed for any facility, firm, or corporation which handles, uses, or stores hazardous materials and/or is required to prepare the emergency services material safety data sheets (MSDS) or hazardous chemical inventory forms under the Superfund Amendments and Reauthorization Act of 1986 (SARA Title III). All pertinent documents shall be stored in a Lock Box Document Vault. This includes any facility, firm or corporation operating structures that handle, use or store hazardous materials. The Key Box shall be a Knox Box type and size approved by the Codes Official.

SECTION V. SECURITY PADLOCKS

When a property contains a building or structure that is protected by a locked fence or gate, the Codes Official may require a Knox Padlock to be installed at a location approved by the Codes Official upon consultation with first responding fire company.

SECTION VI. APPLICABILITY

This ordinance shall not apply to owner occupied one and two family dwellings and individual townhouse units. For the purpose of this ordinance, individual townhouse units are considered single family by unit. This ordinance includes any commercial or industrial structures, multi-family residential and apartment complexes, structures that have restricted access through locked doors, governmental buildings, nursing care facilities, educational buildings, places of assembly (churches), and other at risk properties.

SECTION VII. KEY LOCK BOXES

The owner or operator of a structure subject to this ordinance is required at all times to keep a key(s) in the lock box that will allow access to the structure. The key boxes shall contain the following:

- a. Keys to locked points of egress, whether in interior or exterior of such buildings;
- b. Keys to locked mechanical rooms;
- c. Keys to locked elevator rooms and controls;
- d. Keys to any fence or secured areas;
- e. Keys to any other area that may be required by the Codes Official after a written notice;
- f. A card containing the emergency contact people and phone numbers for such building;
- g. Keys to areas of the building where fire alarm panels and fire protection systems are located.
- h. An inventory of the keys is to be posted inside all Lock Boxes, as per approval of the Codes Official.

In lieu of having the interior keys in the exterior Lock Box, a second Lock Box may be located within the main lobby of the building to hold these keys.

SECTION VIII. INSTALLATION

The Lock Box identified by the Codes Official shall be installed on the front of the building (side 1) near the main entry door and between six (6) and eight (8) feet above ground unless approved at a higher or lower level by the Codes Official and/or first due fire company. The Township must provide written notice and provide owner 30 days to install the lock box. A permit/registration with the Township is required prior to the installation of a Knox Box in order to verify the proper mounting location and installation of said Knox Box. If a permit/registration fee is required, the fee will be set in a corresponding resolution as periodically amended.

SECTION IX. ENFORCEMENT

The Township Codes Department, upon consultation with Municipal Fire Chief, shall be authorized to implement rules and regulations for the use of the lock box system, shall designate the type of key lock box system to be implemented within the township, and shall have the authority to require all structures to use the designated system.

SECTION X. PENALTIES

Failure to install the box after 30 days according to the directions by the Municipal Codes Official, enables the Township to install said box at the owner's expense. The owner of a building so designated to install a box can appeal that determination to the Township within 30 days after notification to do so.

SECTION XI. OPTIONAL APPLICABILITY

Owners or applicants of one and two family dwellings and townhouse units may utilize the Lock Box System upon consultation with and issuance of proper permits/registration by the Township Codes Official. The Key Box shall be a Knox Brand of a type and size approved by the Codes Official.

SECTION XII. SECURITY

The security procedures in place by the Cumberland County Communications 911 Center will be followed.

No steps, displays, sign or other fixtures or structure protrusions shall be located under the box, which would allow intruders to access the box without assistance.

SECTION XIV. REPEALER

Any and all Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of their inconsistency. The Township Supervisors may from time to time amend, supplement, change, modify or repeal this ordinance pursuant to the provisions of Federal, State and Local Laws.

SECTION XV. COMPLIANCE

All existing buildings shall comply with this ordinance one (1) year from its effective date. All newly constructed buildings not yet occupied or buildings currently under construction and all buildings or businesses applying for certificate of occupancy, shall comply immediately upon approval of this ordinance. This ordinance shall take affect immediately upon its passage.

Ordained and Enacted this _____ day of _____, 2001.

**BOARD OF SUPERVISORS
SOUTH MIDDLETON TOWNSHIP**

JAMES N. BAKER , Chairman

ATTEST:

PHYLLIS W. GIVLER, Vice Chairman

SANDRA A. QUICKEL, SECRETARY

THOMAS E. FALEY

R. DUFF MANWEILER

LINDA G. ADCOCK