

Bill No. 11-026

Ordinance No 2392

AN ORDINANCE TO ESTABLISH A KNOX BOX SYSTEM WHEREBY THE CITY OF ST. ROBERT FIRE DEPARTMENT OR POLICE DEPARTMENT CAN GAIN ACCESS TO LOCKED PREMISES IN ORDER TO RENDER ASSISTANCE.

WHEREAS, the City of St. Robert has previously adopted the International Fire Code, which addresses various fire related issues, including key boxes; and

WHEREAS, the City of St. Robert recognizes the importance and need of providing the fire department rapid entry into locked buildings. Delays in the fire department gaining rapid entry reduces the occupants chance of survival in a fire, the chances for substantial property damage increases because of delays in gaining entry to the structure and fire fighter safety and survival may be compromised because of said delays; and

WHEREAS, the benefits of installing Knox Boxes include providing immediate emergency access to firefighters and police officers; preventing costly forced entry damage and allowing undamaged doors to be re-secured after the emergency; and protecting property, inventory, equipment and supplies as well as firefighters and police officers against possible injuries; and

WHEREAS, the St. Robert Fire Department and Police Department receive fire alarms and other emergency calls twenty-four hours a day, seven days a week in the City of St. Robert; and

WHEREAS, some of the fire alms and emergency calls are received during non-business hours or during hours when residents and business occupants are not available, it is sometimes difficult for the fire department to adequately respond to said alarms and calls if the premises which are the subject of the alarms and calls are locked, causing the fire department and police department, in the interest of safety and to protect the health and welfare of its residents, to break down the doors or break the windows of the premises which are the subject of the calls in order to enter the premises to put out any fire or to render assistance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. ROBERT, MISSOURI, AS FOLLOWS:

SECTION 1. Approved key boxes (presently those manufactured by Knox Company) shall be installed in an accessible location with respect to all newly constructed commercial and industrial buildings, and existing commercial and industrial buildings that require a change of occupancy (use) inspection. Such box shall be accessible by the St. Robert Fire Department and Police Department, and shall contain keys for building access as required by Fire and Police Officials.

SECTION 2. Definitions. "Knox Box" means a secure rapid entry system that is designed to be used by Fire Department and Police Department Personnel in the event of an emergency to gain entry into a structure by using the enclosed owner provided key(s). This box is usually mounted on the exterior of the building in a location that is specified by the Fire Chief. All boxes shall be UL (Underwriters Laboratories) certified and approved by the Fire Chief.

SECTION 3. The following structures shall be equipped with a key lock box at or near the main entrance or such other location required by the Fire Chief:

- (a) ***All Commercial and Industrial Buildings.** Commercial and industrial building shall mean buildings where any industry, trade or business is carried on or where any process or operation, directly or indirectly related to any industry, trade or business, is carried on and where any person is employed by another for direct or indirect gain or profit.*

This definition and ordinance excludes state or federally regulated banks, savings and loans, and credit unions from compliance with this ordinance.

- (b) Any building or facility containing a quantity of hazardous materials.
- (c) Governmental structures.
- (d) Nursing care facilities.
- (e) Educational facilities.
- (f) All places of assembly.

SECTION 4. All newly constructed commercial and industrial structures subject to this ordinance shall have the key lock box installed and operational prior to final inspection and occupancy.

SECTION 5. All commercial and industrial structures requiring a change of occupancy (use) inspection subject to this ordinance shall have the key lock box installed and operational prior to final inspection and occupancy.

SECTION 6. The Fire Chief shall designate the type of key lock box system to be implemented within the jurisdiction of the City of St. Robert and shall have the authority to require all structures subject to this ordinance to use the designated system.

SECTION 7. The owner, tenant or operator of a structure required to have a key lock box shall at all times, keep keys in the lock box that will allow for access to the following:

- (a) Keys to locked points of egress, whether on the interior or exterior of such buildings;
- (b) Keys to locked mechanical equipment rooms;
- (c) Keys to locked electrical rooms;
- (d) Key to elevator controls;
- (e) Keys to the other areas as directed by the St. Robert Fire Department.

SECTION 8. Installation and Location. All "Knox Boxes" (and or Knox Locking Vaults) shall be recess mounted into the building/structure at a height of not less than 6' above the ground (surface grade) nor more than 8' above the ground (surface grade). The "face plate" of the "Knox" box shall be flush with the exterior façade of the structure/building. All

"Knox" boxes (and or Knox Locking Vaults) shall be located directly above (or as close as reasonably possible to) the main entrance to the structure/building.

SECTION 9. Knox Box Contents. All Knox Boxes shall contain labeled keys, easily identified in the field to provide access into the property and/or building, and to any locked areas within the said building as the Fire Chief may direct.

SECTION 10. Enforcement. Enforcement of this Ordinance shall be accomplished through citations issued by the Fire Chief or his/her designee or by the St. Robert Building Official or Zoning Inspector.

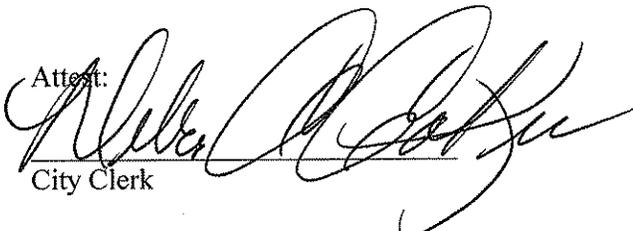
SECTION 11. Penalties for Violations. Violation of the provisions of this ordinance or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of St. Robert or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 12. That this Ordinance shall be in full force and effect from the date of its passage.

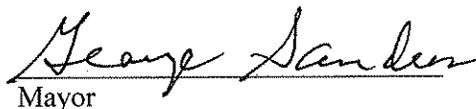
SECTION 13. All City employees are to comply with said provisions of this Ordinance.


Mayor

Attest:


City Clerk

Read three times and approved by the Mayor this 16th day of May, 2011.


Mayor