

Ordinance No. 24-02

AN ORDINANCE REQUIRING FIRE DEPARTMENT ACCESS TO STRUCTURES OR AREAS WITHIN THE CORPORATE LIMITS OF THE CITY OF SOMERSET KY BY "KNOX BOX".

Whereas, immediate access or entry to structures is vital to suppressing fire or other emergency situations or other exigent circumstances.

Be it ordained by the common council of the City of Somerset KY:

To facilitate immediate fire department access for life saving or firefighting purposes, an approved Knox Box rapid entry key box or switch compatible with Somerset Fire Department use shall be installed at Commercial and Multifamily Residential Structures within the corporate limits of the city of Somerset KY in accordance with the following regulations and provisions.

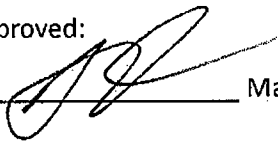
1. Buildings requiring rapid entry Knox boxes:
  - (a) Any newly constructed commercial building which does not yet have a certificate of occupancy prior to the effective date of this article.
  - (b) Any existing commercial buildings upon a change in occupancy/use.
  - (c) Any existing commercial building with an automatic fire suppression system, a remotely monitored fire alarm system, or an elevator.
  - (d) New or existing residential buildings with twelve (12) or more rental units.
  - (e) Any building containing hazardous materials requiring the filing of a Tier II report.
2. Gates and Barriers requiring rapid entry Knox box or switch:
  - (a) Any newly constructed automatic or manual access gates or barrier across fire access roadways that can only be accessed by means of a key, swipe card, or manual activation by a stationed guard.
3. Location:
  - (a) For structures, Knox box rapid entry key boxes must be installed within five (5) feet horizontally of the principal entrance door or within five (5) feet horizontally of another entrance as approved by the Fire Chief or their designee.
  - (b) For gates and barriers, Knox box rapid entry key boxes or switches must be installed within five (5) feet of the card/code keypad panel or lock.
4. Keys required.
  - (a) All rapid entry key boxes must contain keys for the following:
    - i. Locked points of access to the structure's main entrance.

- ii. Locked mechanical and electrical rooms.
  - iii. Fenced or secured areas.
  - iv. Access to sprinkler and/ or riser room.
  - v. Access to generators.
  - vi. Access to roof hatch.
  - vii. Alarm room and fire alarm control panels.
  - viii. Keys to reset pull stations.
- (b) All keys in the key box must be clearly labeled with regard to their function.
- (c) Residential buildings shall contain keys to access main entrances of buildings, life safety systems, and portions of the building not leased to residents.
5. Access Maintenance:
- (a) Any time the locks on the doors for which keys are stored in the key box are changed, the owner of the building shall notify the Fire Department. The Fire Department will provide access for the owner or occupant to replace keys in the key box.
- (b) The owner or occupant of a structure or area, with required Fire Department access as specified herein, shall notify the Fire Department when the access is modified in a manner that could prevent Fire Department access.
6. Registration Required:
- (a) Knox Boxes and switches for locations required by this ordinance may be obtained by the responsible party or their designee through online registration at [knoxbox.com](http://knoxbox.com) and selecting the state of Kentucky and the Somerset Fire Department. The city Fire Marshal may assist with this task if necessary.
- (b) The cost of purchasing and installing, along with any cost associated with implementation shall be borne solely and exclusively by the Responsible Party.
7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
8. This ordinance shall take effect from and upon its passage and approval as required by law.

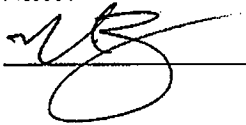
First reading: JANUARY 22, 2024

Second reading: FEBRUARY 26, 2024

Approved:

  
\_\_\_\_\_ Mayor

Attest:

  
\_\_\_\_\_ Clerk