

**BOROUGH OF EDGEWOOD
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 1078

**AN ORDINANCE OF THE BOROUGH OF EDGEWOOD,
ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 17 OF THE BOROUGH CODE OF
ORDINANCES, AND PROVIDING FOR THE REGULATION
OF KEY LOCK BOXES WITHIN THE BOROUGH.**

WHEREAS, the Borough Council for the Borough of Edgewood (“Borough”) has determined that the health, welfare and safety of the citizens of the Borough are promoted by requiring certain structures to have a key lock box installed on the exterior of the structure to aid the Borough’s Volunteer Fire Department in gaining access to or within a structure when responding to calls for an emergency service and to aid access into or within a building that is secured or is unduly difficult to gain entry due to being either unoccupied or the occupants are unable to respond.

NOW THEREFORE, be it Ordained and Enacted by the Borough Council, and it is hereby Ordained and Enacted by authority of the same, as follows:

SECTION 1. AMENDMENT

That the Edgewood Code of Ordinances, Chapter 17, is hereby amended to add a new Part, Key Lock Boxes, to Authorize and Establish Rules and Penalties associated with Key Lock Boxes, which shall read as follows:

The following definition shall be added and included as follows:

KNOX-BOXES®, OR THEIR APPROVED SUBSTITUTE: A small wall mounted safe that holds building keys for fire departments, emergency medical services and sometimes police to retrieve in emergency situations. The fire department can hold master keys to all boxes within the Borough so that they can quickly enter buildings without having to force entry or find individual keys.

The Borough Code, Chapter 17, Article III Key Lock Boxes shall be added as follows:

§17-6. Findings; purpose.

The Borough Council has determined that the health, welfare and safety of the citizens of the Borough are promoted by requiring certain structures to have a key lock box installed on the exterior of the structure to aid the Borough of Edgewood Volunteer Fire Departments in gaining access to or within a structure when responding to calls for an emergency service and to aid access into or within a building that is secured or is unduly difficult to gain entry due to being either unoccupied or the occupants are unable to respond.

§17-7. Applicability; time for installation; system requirements.

- A. The following structures shall be equipped with a key lock box at or near the main entrance or such other location as required by the Fire Code Officer:
 - 1. Commercial or industrial structures;
 - a. For commercial or industrial tenants that share walls (e.g. strip malls and enclosed malls), one key lock box shall be shared for all tenants unless determined to be unfeasible by the Fire Code Officer.
 - 2. Multifamily residential structures that have restricted access through locked doors but have a common corridor for access to the living units;
 - 3. Schools, whether public or private;
 - 4. Governmental structures and nursing care facilities, unless the building is staffed or open 24 hours;
- B. All new construction subject to Subsection A of this section shall have a key lock box installed and operational prior to the issuance of an occupancy permit. All structures in existence on the effective date of this section and subject to Subsection A of this section shall have six months from the enactment date of this article to have a key lock box installed and operational.
- C. The type of key lock boxes to be implemented within the Borough shall be a Knox-Box® brand system or such other rapid entry system of comparable quality which has been specifically authorized in writing by the Fire Code

Officer as being an acceptable substitution for the Knox-Box® brand system.

§17-8. Installation requirements.

- A. All Knox-Boxes®, or their approved substitute, shall be installed to the left side of the main business doors;
- B. All Knox-Boxes®, or their approved substitute, shall be flush mounted 60 inches from the ground to the center of the entry, if possible;
- C. In the event that the rapid entry box system cannot be installed at the aforesaid location and/or height, the Fire Code Enforcement Officer may designate, in writing, a different location and installation specifications;
- D. All Knox-Boxes®, or their substitute, shall have a tamper switch installed if the building has an intrusion/burglar alarm;
- E. All realty and/or property with an electronic security gate shall have the Knox-Box® installed outside of the gate;
- F. The Fire Code Officer of the Borough must approve any changes in the installation.

§17-9. Notification of changes.

The operator of the building shall immediately notify the Borough's Fire Code Official and provide the new key when a lock box is changed or rekeyed. The key to such lock shall be secured in the Knox-Box®.

§17-10. Contents of lock box.

The contents of the lock box are as follows:

- A. Keys to locked points of ingress or egress, whether on the interior or exterior of such building(s).
- B. Keys to all locked mechanical rooms.
- C. Keys to all locked electrical rooms.
- D. Keys to elevators and their control rooms.
- E. Keys to the fire alarm panels.
- F. Keys (special) to reset pull stations or other fire-protection devices.

- G. Keys to any other areas as requested by the Borough's Fire Code Official.

§17-11. Keys to lock box.

- A. No Fire Department personnel shall carry a Knox-Box® key.
- B. All Knox-Box® access keys shall be installed in a Knox-Box® Sentra-Loc system installed in the fire apparatus.

§17-12. Exceptions.

The following structures are exempt from the mandate to install a key lock box system:

- A. Single-family structures and multifamily structures that do not meet the definition set forth in §17-7.A. of this article.
- B. Structures that have twenty-four-hour, three-hundred-sixty-five-day on-site security personnel or have other personnel on site.
- C. Businesses that are open and staffed 24 hours, 365 days per year (which may include, but are not limited to, nursing homes, hospitals, police stations, etc.).
- D. Rental storage facilities where there is a single lock on the separate storage pods that are renter supplied; provided, however, the entry security gate(s) will require a Knox-Box® if electronically controlled or locked with a master key issued by the landlord to all tenants.

§17-13. Violations and penalties.

Any person, entity or corporation who has violated any provisions of § 17-12 of this article or who has failed to comply with any order issued by the Fire Code Officer pursuant to any section thereof shall, upon conviction before the proper judicial authority, be punished by a fine of not more than Five Hundred (\$500.00) Dollars. Each day a violation continues shall be considered a separate offense.

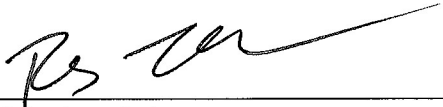
Any ordinance or resolution or parts thereof which are in conflict herewith are repealed to the extent of the conflict.

-Signature Page to Follow-

ORDAINED and ENACTED into law this 5th day of December, 2022.

ATTEST:

BOROUGH OF EDGEWOOD

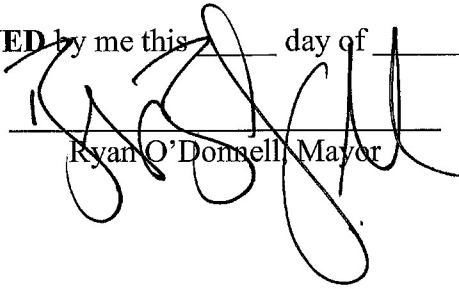


Rob Zahorchak
Borough Manager




Justin Petrolla
Council President

EXAMINED AND APPROVED by me this _____ day of _____, 2022.



Ryan O'Donnell, Mayor

Approved as to form by:



Thomas P. McDermott, Solicitor

