

OFFICIAL
Township of Robinson
Allegheny County, Pennsylvania

Ordinance NO. 2

AN ORDINANCE OF THE TOWNSHIP OF ROBINSON, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 80 OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF ROBINSON BY THE ADDITION OF CHAPTER 80-16 ENTITLED "FIRE PREVENTION RAPID ENTRY REQUIREMENT" WHICH SHALL REQUIRE CERTAIN STRUCTURES TO HAVE A KEY LOCK BOX INSTALLED ON THE EXTERIOR OF THE STRUCTURE TO AID THE FIRE COMPANIES TO GAIN ACCESS TO THE STRUCTURE WHEN RESPONDING TO CALLS FOR EMERGENCY SERVICES.

WHEREAS, the Board of Commissioners of the Township of Robinson has determined that the health, safety, and welfare of the citizens of the Township of Robinson are promoted and safeguarded by requiring certain structures to have a key lock box installed on the exterior of the structure to aid the Robinson Township Volunteer Fire Companies to gain access to the structure when the same is not occupied or when the occupants are unable to grant ingress to the Fire Department or Police Department; and

WHEREAS, the key lock box system will eliminate forced entry into structures which would avoid costly and time-consuming efforts in gaining access to locked structures during as emergency.

NOW, THEREFORE, BE IT ORAINED AND ENACTED, by the Board of Commissioners of the Township of Robinson, Pennsylvania in a meeting assembled, and is hereby ordained and enacted by the authority of the same as follows:

SECTION 1. That Chapter 80 of the Code of Ordinances of the Township of Robinson is hereby amended by the addition of Chapter 80-16 entitled "FIRE PREVENTION RAPID ENTRY REQUIRMENT", as follows:

Chapter 80-16 – Purpose

80-16.1. The Board of Commissioners of the Township of Robinson has determined that the health welfare and safety of the citizens of the Township of Robinson are promoted by requiring certain structures to aid the Robinson Township 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 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.

§80-16-2 Key Lock Box System

80-16.2. 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:

- (a) Commercial or Industrial structures.
- (b) Multi-family-residential structures that have restricted access through locked doors but have a common corridor for access to the living units.
- (c) Schools, whether public or private.
- (d) Governmental structures and nursing care facilities unless the building is staffed or open 24 hours.

80-16.3. All new construction subject to § 80-16.2, 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 § 80-16.2 shall have six (6) months from enactment date of this Ordinance to have a key lock box installed and operational.

80-16.4. (a) All Key Lock Boxes or its approved substitute, shall be installed to the left side of the main business doors.

(b) All Key Lock Boxes or its approved substitute, shall be flush mounted sixty 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 Key Lock Boxes or its 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 Key Lock Box installed OUTSIDE of the gate.

(f) Fire Code Officer to the Township of Robinson must approve any changes in the installation.

§ 80-16-5 – MAINTENANCE

The operator of the building shall immediately notify the Fire Code Official and provide the new key when a Lock Box is changed or re-keyed. The key to such lock shall be secured in the Key Lock Box.

§ 80-16.6 – CONTENTS OF KEY 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 re-set pull stations or other Fire Protection devices.
- (g) Keys to any other areas as requested by the Fire Code Official.

§ 80-16.7 FIRE DEPARTMENT RESPONSIBILITIES

- (a) No Fire Department personnel shall carry a Lock Box Key.
- (b) All Key Lock Box access keys shall be installed in a Key Lock Box Sentra-Loc system installed in the Fire Apparatus.

§ 80-16.8 EXCEPTIONS TO REQUIREMENT TO INSTALL A KEY LOCK BOX SYSTEM

The following structures are exempt from the mandate to install a Key lock Box system:

- (a) Single family structures and multi-family structures that do not meet the definition set forth in 80-16.2 (b).
- (b) Structures that have 24-hour, 365-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 Key Lock Box if electronically controlled or locked with a master key issued by the landlord to all tenants.

§ 80-16.9 – PENALTIES

80-16.9.1 Any person, entity or corporation who has violated any provisions of Section 607 of Chapter 7 of the Code of Ordinances, or who has failed to comply with any order issued by the Fire Code Officer, pursuant to any Section thereof, shall upon convictions before the proper judicial authority, be punished by a fine of not more Three Hundred (\$300.00) Dollars. Each day a violation continues shall be considered a separate offense.

80-16-9.2 If any sentence, clause or section, or any part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences clauses or sections

or parts of the same contained in this Ordinance. It is hereby declared as the intent of the Board of Commissioners of the Township of Robinson that this Ordinance would have been adopted had such unconstitutionality, illegality or invalidity sentence, clause or section or part thereof had not been included therein.

80-16.9.3 That any Ordinance or part of any Ordinance conflicting with the provisions of this Ordinance being the same are hereby repealed to the extent of such conflict.

ORDAINED and ENACTED into law this 12th day September of 2022.

ATTEST:

TOWNSHIP OF ROBINSON



Frank Piccolino III, Manager

By 
Samuel Abatta, President of Council