

ORDINANCE 888_____

AN ORDINANCE OF THE CITY OF GOTHENBURG, NEBRASKA, ADDING SECTION 150.200 TO TITLE XV TO THE CODE OF ORDINANCES OF THE CITY OF GOTHENBURG; PROVIDING FOR A RAPID ENTRY KEY SYSTEM FOR NEWLY CONSTRUCTED COMMERCIAL AND MULTIFAMILY RESIDENTIAL STRUCTURES; PROVIDING FOR DEFINITIONS; ALLOWING PERMISSIVE COMPLIANCE FOR ALL EXISTING COMMERCIAL AND MULTIFAMILY RESIDENTIAL STRUCTURES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and City Council of Gothenburg, Nebraska.

Section 1. That Article XV, Section 150.200 through Section 150.205, inclusive of the Code of Ordinances of the City of Gothenburg are hereby added as follows:

150.200: Definitions.

COMMERCIAL STRUCTURE: Any building with more than 50 percent of its floor space used for commercial activities, including the sale of products or services. Commercial Structures for purposes of this article do not include any building owned or occupied by the federal government, the state of Nebraska or any of its political subdivisions.

FDC: A Fire Department Connection.

FIRE DISTRICT: The corporate limits of the City of Gothenburg.

FIRE LANES: A road, designated area, or other passageway developed to allow passage of or access by fire apparatus.

FIRE OFFICIAL: The Fire Chief of the Gothenburg Volunteer Fire Department and/or his designee

KEY BOX: A secure, locked hinged metal box providing for keyed or keypad entry in size and style approved by the Fire Official that meets the requirements and uses the same security key code adopted by the Gothenburg Fire Department.

KEY SWITCH: A product which is an electric override for perimeter gates and uses the same security key code adopted by the Gothenburg Fire Department.

MULTIFAMILY RESIDENTIAL STRUCTURE: A structure comprised of 4 or more units used for a single family dwellings having a single common entrance..

RESPONSIBLE PARTY: The property owner, business owner, or other person(s) or occupant charged with the responsibility for the use and occupancy of a Commercial Structure.

SECURITY PADLOCK: A padlock approved by the Fire Official that utilizes the approved key code adopted by the Gothenburg Fire Department.

Section 150.201, Rapid Entry System Key Box Required for Newly constructed Commercial and Multifamily Residential Structures - Other Requirements; Permissive compliance for Existing Structures.

A. Commercial and Multifamily Residential Structures. Any new or planned Commercial or Multifamily Residential Structure which does not have a certificate of occupancy prior to the effective date of this Section shall be equipped with an approved Key Box, installed at a location approved by the Fire Official. The Building Inspector or Fire Official or his designee shall provide notice of the requirements of this ordinance to the Responsible Party of all new or planned Commercial or Multifamily Residential Structure at the time a building permit is issued. The cost of purchasing and installing, along with any cost associated with implementation shall be borne solely and exclusively by the Responsible Party.

B. Automatic Gates. All newly constructed Commercial, Multifamily Residential, or Residential structures, which can only be accessed through a gate or cross arm or other like device that impedes ingress through required Fire Lanes by means of a key, swipe card, or manual activation by a stationed guard, shall be equipped with two systems designed to allow for emergency access. The system shall have a Key Switch to be installed as a backup to the public entry system. Both of these systems shall be installed at a location approved by the Fire Official.

C. Security Padlock. Any newly constructed Commercial or Multifamily Residential Structure that is located on a property protected by a locked fence or gate shall be equipped with an approved Security Padlock to be installed at a location approved by the Fire Official. It shall be the responsibility of the Responsible Party to ensure that the fence or gate is secured properly so that the Security Padlock is accessible.

D. Construction Sites. Any newly constructed Commercial or Multifamily Residential Structure under construction which is secured by a locked fence or gate shall, until the locked fence or gate is removed, shall be secured by a Security Padlock, which shall be obtained by the Responsible Party at his or her expense. It shall be the responsibility of the construction company to insure that the fence or gate is secured properly so that the Security Padlock is accessible.

E. Registration required. To obtain a Key Box for a location as required by this article, the Responsible Party or his or her designee shall request, in person, from the

Gothenburg Volunteer Fire Department, a form available at the office of the City Clerk. Fees for such application shall be established by resolution of the City Council from time to time.

G. Nothing in this Article shall be construed to mandate compliance of any Commercial or Multifamily Residential Structure which has previously been granted a certificate of occupancy from the city; however, all owners and operators of any such building may, and are encouraged to, voluntarily comply with the requirements of this article.

Section 150.202 Key Box Contents

The Responsible Party shall insure that all installed Key Boxes contain items designated by the Fire Official, including but not limited to:

- a. Labeled keys to locked points of egress, whether in interior or exterior of such buildings.
- b. Labeled keys to the locked mechanical rooms.
- c. Labeled keys to any fence or secured areas not covered in Section 2, Subsections D, and E.
- d. Labeled keys to any other areas that may be required by the Fire Official.
- e. The number or sets of keys shall be determined based on the following criteria:
 - i. I – story building 1-set
 - ii. 2-3 stories 2-sets
 - iii. 4-6 stories 3-sets
 - iv. Large Assembly Up to 5 sets (Arenas, Stadium, etc.)

In cases where the Commercial or Multifamily Residential Structure is very large or has unusual configurations, additional set(s) of keys may be required in the sole judgment of the Fire Official.

- f. A card containing the emergency contact people and phone numbers for each occupancy. This card should contain day/night contact information for not less than three individuals. This card should contain the date of the last update or review.
- g. For Commercial Structures of 6 or more stories, floor plans of the rooms within the building may also be required, showing locations of shut offs. These plans shall be placed in a designated position or in an approved cabinet accessible to the fire service.

Upon proper installation the Responsible Party or his designee must contact the Gothenburg Volunteer Fire Department to schedule a time when the appropriate item(s) outlined herein can be secured inside the Key Box.

Section 150.203 Alert Decals

Alert Decals, approved by the Fire Official, to alert firemen of the presence of security features covered by this ordinance, shall be displayed on any outside doors or windows as

designated by the Fire Official.

Section 150.204 Location of Key Box

Unless otherwise specified by the Fire Officials, Key Boxes shall be installed adjacent to the main entrance to the Commercial or Multifamily Residential Structure, and shall be installed at a height no less than 48" from walking grade and no greater than 66" from walking grade at the installation location. Additional Key Boxes may be required at locations as determined by the Fire Official. All Key Boxes shall be installed within 10 feet left of the front doors of the occupancy and approved location by the Fire official.

Section 150.205 Key Box Options.

In order to comply with the provisions of this article, only Key Boxes and Security Padlocks approved by the Fire Official in his sole discretion are approved for installation. The Key Box and the key or code to access the Key Box shall be uniform and the Fire Department shall not be required to maintain more than one style of key to access the Key Box, Security Padlocks or Key switches. The Fire Official shall file with the City Clerk the specifications and acceptable products for the Key Box, Security Padlock and Key switches

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective upon its passage and approval according to law.

Dated 5-6-14

CITY OF GOTHENBURG,
DAWSON COUNTY, NEBRASKA

BY Joyce E. Hudson
Joyce Hudson, Mayor

ATTEST:

Connie L. Dalrymple
Connie Dalrymple, City Clerk

APPROVED AS TO FORM:

Michael L. Bacon
City Attorney