

BILL NO. 751
ORDINANCE NO. 751
INTRODUCED BY: JEFFREY R. JOHNSON
FIRST READING: SEPTEMBER 7, 2022
FINAL READING: WAIVED
ADOPTED: SEPTEMBER 7, 2022

AN ORDINANCE OF THE TOWNSHIP OF ROSTRAVER, COUNTY OF WESTMORELAND, PENNSYLVANIA AMENDING THE FIRE PREVENTION, CHAPTER 93, ADOPTED SEPTEMBER 5, 1989, TO REGULATE KNOX BOXES IN THE FOLLOWING PARTICULARS:

The purpose of this ordinance is to protect and promote the health, safety, and welfare of residents of Rostraver Township.

Whereas, an ordinance is necessary to require certain commercial and residential buildings to install Knox Boxes; and,

Whereas, the benefits of installing Knox Boxes include providing immediate emergency access to firefighters leading to increasing Fire Department efficiency; 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 against possible injury.

SECTION 1. Article I Fire Prevention, Section 93-1 Adoption of standards is amended by inserting the following underlined text and removing the following stricken text:

93-1 For the purpose of establishing minimum regulations governing the safeguarding of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of buildings or premises, the Township of Rostraver adopts as its Fire Prevention Code the Uniform Construction Code (Code). ~~the BOCA National Fire Prevention Code/1987 (Seventh Edition), as published by Building Officials and Code Administrators International, Inc. Copies of that code have been placed on file at the Township Municipal Building and will remain on file there. The whole of that code, except for those portions that are deleted, amended or modified in the following sections of this article, is adopted and incorporated as fully as if set out verbatim in this article, and from the date on which this Code of Ordinances takes effect, the provisions of that Fire Prevention Code, as amended, shall be controlling in the Township of Rostraver in all matters to which that code is made applicable. In this article, the BOCA National Fire Prevention Code~~ the Uniform Construction Code (Code) may be referred to as "the code" or "this code."

SECTION 2. Article III Knox Boxes is amended by inserting the following underlined text:

- A. Knox Box required for new commercial buildings. All new commercial buildings shall have installed a Knox Box, of a Underwriters Laboratory (UL) type and size approved by the Building Code Officer, in a location specified by the Code Enforcement Officer prior to the issuance of an occupancy permit.
- B. Knox Box required for existing commercial buildings with improvements. All existing commercial buildings constructing improvements that require Planning Agency approval

shall have installed a Knox Box, of a Underwriters Laboratory (UL) type and size approved by the Building Code Office, in a location specified by the Code Enforcement Officer prior to the issuance of the construction permit.

- C. Knox Box required for existing commercial buildings. All existing commercial buildings equipped with automatic fire detection and/or suppression system shall have installed a Knox Box, of a Underwriters Laboratory (UL) type and size approved by the Building Code Officer, in a location specified by the Code Enforcement Officer within six (6) months of effective date of this ordinance.
- D. Knox Box required for multi-family residential structures. All multi-family residential structures that have restricted access through locked doors and have a common corridor for access to the living units shall have installed a Knox Box, of a Underwriters Laboratory (UL) type and size approved by the Building Code Officer, in a location specified by the Code Enforcement Officer within six (6) months of effective date of this ordinance.
- E. Knox Box required for new single-family structures. All new single-family structures with sprinkler systems installed shall have installed a Knox Box, of a Underwriters Laboratory (UL) type and size approved by the Building Code Officer, in a location specified by the Code Enforcement Officer prior to the issuance of an occupancy permit.
- F. 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 Building Code Officer may direct.
- G. Locked Gates or Driveways. Any locked gates or driveways which allow access to a Commercial Business are required to place a Fire Department Access Lock on said access point to allow immediate emergency access to the Commercial Property. All locks are to be approved by the Building Code Officer.

SECTION 3. Repealer. All other ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of any such inconsistency.

SECTION 4. Severability. If any sentence, clause, section or other 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, sections or parts of this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 5. Effective Date. This ordinance shall become effective upon adoption.

ORDAINED AND ENACTED as an Ordinance of the Township of Rostraver this the 7th day of September, 2022.

TOWNSHIP OF ROSTRAVER
BOARD OF COMMISSIONERS

BY: 
Jeffrey R. JOHNSON, President

ATTEST:


Pamela S. BEARD, Township Secretary