

ORDINANCE REQUIRING STRUCTURES TO HAVE A KEY LOCK BOX INSTALLED

WHEREAS, the Oswego Town Board has determined that the health, safety, and welfare of the citizens of the Town of Oswego are promoted by requiring certain structures to have a key lock box installed on the exterior of the structure to aid the Oswego Town Volunteer Fire Department in gaining access to the structure when responding to calls for emergency service; and

WHEREAS, the key lock box system will eliminate forced entries into structures thereby avoiding costly and time-consuming efforts in gaining access to locked structures during an emergency; and

WHEREAS, many properties are equipped with automatic alarm systems and/or sprinkler/standpipe systems, and these automatic systems may cause the Oswego Town Volunteer Fire Department to be summoned at a time when the building or business is not occupied or when the occupant is not available to provide entry for the fire department; and

WHEREAS, the Town of Oswego is authorized to adopt this ordinance pursuant to its police power and its home rule power.

THEREBY, be it enacted on this day _____ of _____, 2005 the following requirements go into effect:

1. The following structures shall be equipped with a key lock box at or near the main entrance or such other location required by the Oswego Town Fire District:
 - a. Commercial or industrial structures protected by an automatic alarm system or automatic suppression system, or such structures that are secured in a manner that restricts access during an emergency;
 - b. Multi-family residential structures that have restricted access through locked doors and have a common corridor for access to the living units;
 - c. Government structures and nursing care facilities.
2. The cost of purchasing and installing, along with any cost associated with implementation of the program at a specific property, will be born by the property owner.
3. When a property is protected through a locked gate and where immediate access to the property is necessary for life saving and firefighting purposes, it shall be equipped with a Security Padlock to be installed in a location approved by the representative of the Oswego Town Fire District.
4. When a construction site is to be secured by a locked fence or gate, that site will fall under Section #3 above during the duration of the construction or until said fence or gate is removed.
5. This ordinance shall not apply to those structures where a 24 hours, 7 days a week, on site police force is present, provided members of that police force

respond to all fire department responses with the correct means of accessing the effected structures.

6. All newly constructed structures subject to this ordinance shall have the key lock box installed and operational prior to the issuance of a certificate of occupancy by the code enforcement officer. All structures in existence on the effective date of this law and subject to this law shall have one year from the effective date of this ordinance to have a key lock box installed and operational.
7. The Oswego Town Fire District shall designate the type of key lock box system to be implemented within the Town of Oswego and shall have the authority to require all structures to use the designated system.
8. The owner or operator of a structure required to have a key lock box shall, at all times, keep the following in the lock box:
 - a. Labeled keys to locked access points of egress, whether interior or exterior of such buildings.
 - b. Labeled keys to the locked mechanical rooms.
 - c. Labeled keys to any fenced or secured areas on the property.
 - d. Labeled keys to any other areas that may be required by the representative from the Oswego Town Fire District.
 - e. A card containing a minimum of 3 emergency contact people and phone numbers for each contact.
 - f. Hazardous Materials MSDS as requested.
9. Floor plans of the rooms within the building may also be required to be submitted to the Oswego Town Fire Department.
10. The Oswego Town Fire District shall be authorized to implement rules and regulations for the use of the lock box system.
11. Non-compliance with this ordinance will subject the responsible party to citation and mandatory appearance in Town Court, minimum fine of \$200. Continued non-compliance may result in revocation of Certificate of Occupancy by the Code Enforcement Officer.
12. This ordinance shall take effect immediately upon its passage.
13. The Town Board may from time to time amend, supplement, change, modify or repeal this ordinance.