

AN ORDINANCE OF THE CITY OF AURORA, MISSOURI AMENDING TITLE V "BUILDING CODE" CHAPTER 520 "FIRE CODE AND PROTECTION" ARTICLE III "FIRE PROTECTION" ADDING SECTION 520.130 "INSTALLATION AND MAINTENANCE OF A KEY LOCK BOX" OF THE MUNICIPAL CODE OF ORDINANCES

WHEREAS, the City of Aurora, Missouri (the "City"), is a city of the third class and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the constitution and laws of the State of Missouri, and

WHEREAS, it is recommended by the Fire Chief to the Aurora City Council to require the installation and maintenance of a key lock box for fire prevention purposes within the City of Aurora; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of and for the City of Aurora, Missouri, as follows:

SECTION 1: Title V "Building Code" Chapter 520 "Fire Code and Protection" Article III "Fire Protection" be amended to add Section 520.130 "Installation and Maintenance of a Key Lock Box" and read as follows:

SECTION 520.130: INSTALLATION AND MAINTENANCE OF A KEY LOCK BOX

A. Access to Structures. In accordance with Section 506.1 of the Fire Prevention Code, where access to or within a structure of an area is restricted because of secured openings or where immediate access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official. The only exception to the key box listing requirement applies to existing key boxes which are not required to be listed in accordance with UL 1037 unless replaced. An installation permit is not required.

B. Structures Requiring Key Boxes. That the following types of structures shall, from and after the effective date of this Ordinance, have installed and at all times maintained, a key lock box at or within four (4) feet of the main entrance of the structure at a height of six (6) feet from the walking surface at that location or at such other location as may be designated by the Chief of the Aurora Fire Department:

1. Commercial or industrial structures which have automatic fire alarm or fire suppression systems, or which are secured in a manner which may restrict entry during an emergency when access by the fire department is required.
2. Multi-family residential structures which have restricted access through locked doors with a common access corridor to living units within the structure.
3. Governmental structures, health care facility, nursing care or rehabilitation living facilities, institutional living facilities which are not staffed on a twenty four hour per day basis and afford accessibility to all areas of such structures on a continuous basis,

provided, that in the case of a health care facility which is secured by an electronic code box that is in good working order, if the owner of the health care facility provides the Fire Department with a valid access code, then that facility will not be required to install an access or key box.

4. Schools, churches, and other structures in which assemblies occur.
5. All structures built or constructed following the date that this Ordinance takes effect, and which are required to have a key lock box installed and maintained on the structure shall have same installed prior to the occupancy of the structure.
6. All existing or other structures which are required to have a key lock box installed and maintained on the structure shall have same installed within one (1) year of the effective date of this Ordinance.
7. Any building renovation of a commercial building or public access building exceeding an amount of \$5,000.00.
8. A change of ownership of the building regardless of new construction or renovation.

C. Gates and Barricades. Gates and barricades that are installed across a fire apparatus access road that is normally intended for vehicular traffic should be installed with a fire department access system which has an emergency override fire department master key switch. This will improve fire department response time. This may require that an approved fire department key box be installed at gates or similar barriers that impede fire department apparatus access.

D. Key Box Installation. That the type of key lock box system to be used within the City of Aurora will be of an approved type listed in accordance with the most recently published version of Underwriters Laboratories standard 1037 and shall contain keys to gain access as required by the Fire Chief of the Aurora Fire Department or his or her designee. The following of provisions of the installation shall apply:

1. Within 30 days of a change in the occupancy or ownership of a building, or within 30 days of the entrance locks being changed on a building equipped with a key lock box, the fire department will be notified, and a current key will be put in the key lock box to replace the old key.
2. It will be the responsibility of the building owner to purchase and install the key lock box prior to the occupancy of the newly constructed building or occupancy of the renovated building.
3. Inclusion of the installation of the key lock box must be noted on the building plans submitted to the fire department to be approved.

4. Application for the purchase of the key lock box and recommendations as to the style of the key lock box to be purchased can be obtained from the fire department.
5. The installation of a second key lock box at a secondary entrance to the building may be recommended by the fire department in the case of large or complex buildings where the use of more than one entrance during an emergency may be required.
6. Owners of commercial buildings and public access in place at the time of the ordinance's publishing will not be required to install a key lock box until one of the above conditions dictate the change but are encouraged to do so.
7. That from and after the installation of the access or key box on a structure, the owner or occupant of the structure shall store a key to the structure which will allow access to the structure by the Fire Department in response to a fire alarm or other emergency at the structure.

E. Voluntarily Provided Key Boxes. In accordance with Section 506.2.1 of the Fire Prevention Code, where a non-required fire department key box is voluntarily provided, fire department key boxes shall contain one key to access the premises served, and other keys as determined by the owner or occupant. All keys shall be clearly labeled as to function.

F. Exception. That the Fire Chief of the Aurora Fire Department may except a structure from the requirements of this Ordinance if the building or structure has on-site 24 hours per day, 7 days per week, 365 days per year continuous security personnel present.

G. Penalty. That any person who fails to comply with the provision of this Ordinance shall be guilty of a petty offense and may be fined not more than \$500.00 with each day that such offense continues to constitute a separate offense.

SECTION 2: All ordinances or parts of ordinances that conflict with this ordinance is hereby repealed.

SECTION 3: This ordinance shall become effective upon its date of passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AURORA, MISSOURI THIS 28th DAY OF MARCH 2023.

APPROVED:

Jason Lewis, Mayor

ATTEST:

Kamy Kulow, City Clerk