

**TOWNSHIP OF WATERFORD  
COUNTY OF CAMDEN  
STATE OF NEW JERSEY**

**ORDINANCE # 2017 - 9**

**ORDINANCE OF THE TOWNSHIP OF WATERFORD, AMENDING  
CHAPTER 137 OF THE CODE OF THE TOWNSHIP OF WATERFORD,  
COUNTY OF CAMDEN, STATE OF NEW JERSEY, CAPTIONED FIRE  
PREVENTION**

**WHEREAS**, the Mayor and Township Committee for the Township of Waterford in consultation with the Waterford Township Fire Department have determined that for health, safety and welfare reasons, criteria should be established for installation of a rapid-entry key box (“Knox Box”) for various structures within the Township of Waterford.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Waterford, County of Camden, State of New Jersey as follows:

**SECTION 1. Criteria For Requirements.**

A new Article shall be included in Chapter 137 of the Township Code captioned “Fire Prevention” and captioned “RAPID ENTRY SYSTEMS”.

The Department of Public Safety and the Fire Prevention of the Waterford Township Fire Department have determined that the owner, tenant and/or occupants of the follow types of building(s) or structure(s) are to have installed on their building(s) or structure(s) a rapid-entry key box to be located in an assessable location as determined by the Township Fire Official.

A. All hotels, motels, or multiple dwellings that are occupied throughout the day or night and have common corridors to living units or spaces.

B. Any property that utilizes a locked gate to control vehicle access to the property.

C. All structures protected by an automatic alarm system or automatic fire-dash suppression system.

D. Any building equipped with an elevator.

E. Any structure deemed by the Township Fire Official that would be difficult to access because of secured openings.

F. Exceptions: Any property protected by on-site 24-hour, 7 days a week security guard service, maintenance or nursing staff, owner occupied facilities and one and two family dwellings.

**SECTION 2. Approval System Type; Keys:**

The type of rapid-entry key-box system to be installed shall be approved by the Fire Official prior to the purchase of same. The Fire Official may request, and the owner of the building or structure concerned shall provide, two sets of keys, access cards or FOBS for the following areas within the building or structure:

- Pass or master keys as may be available
- Boiler rooms
- Sprinkler rooms and control valves
- Fire alarm control panels
- Electrical rooms
- Elevators and elevator control rooms

Such other room(s) (or door(s)) requested by the Fire Official where entry may be required.

**SECTION 3. Additional materials as deemed necessary.**

In addition to keys, combinations and access codes for locks for doors shall be stored within the rapid-key box entry system. Material safety data sheets, emergency contact numbers and other pertinent information as may be necessary to deal with emergencies at the site may be required to be within the rapid-key box entry system as well as determined by the Fire Official.

**SECTION 4. Time frame for compliance.**

All new buildings meeting the criteria of Section 1 constructed after the effective date of this Ordinance shall have a rapid-entry key box installed and operational prior to issuance of a Certificate of Occupancy, and all existing buildings, within 90 days of the effective date of this Ordinance, shall provide a rapid-entry key box.

The applications for providing the information for the rapid-entry key box are available at the Township Clerk's Office and are required to be signed by the Township Fire Chief.

**SECTION 5. Privacy Protection.**

Notwithstanding the provisions of any other section of this Ordinance, no official, employee or member of the Township Fire Department or any of its divisions shall request, nor shall an owner be required to provide a key to any self-contained individual living space area, unit or room.

**SECTION 6. Fees and Information Require To Be Kept Current.**

The owner/operator of any building or structure that requires a rapid-entry key box system shall be required to have placed therein updated keys and documents for all locks and structures as required at all times.

**SECTION 7. Emergency Contact Information.**

All business and multiple family buildings and complexes must provide to the Fire Official and Township Fire Chief and post in a conspicuous location the emergency contacts and service companies for use by all Township Emergency Personnel.

**SECTION 8. Responsible Party.**

Upon response to fire alarm activation or emergency condition involving a multiple tenant residential property or a property that is closed for business or otherwise unoccupied, the Waterford Township Fire Department will require the response of an identified responsible party to assume control of the involved property. Failure of a responsible party to immediately respond to the request may result in a penalty assessment for violation of this provision in an amount not to exceed \$150 per occurrence as determined by the Waterford Township Municipal Court.

**SECTION 9. Violations and Penalties.**

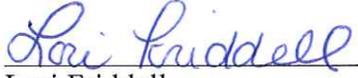
In addition to any other penalties or remedies authorized by laws of this State, any person, firm or corporation who or which violates any provision of this Ordinance shall be subject to a fine not exceeding \$500 for each violation, or imprisonment for a term not exceeding 90 days, or a period of community service not exceeding 90 days, in the discretion of the Municipal Court Judge.

**SECTION 10.** All Ordinances or parts of Ordinances inconsistent with this Ordinance, are hereby repealed to the extent of such inconsistency only.

**SECTION 11.** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a Court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**SECTION 12.** This Ordinance shall take effect after final adoption and publication as required by

law.

  
Lori Friddell  
Township Clerk

  
William Richardson, Mayor

Introduced: February 8, 2017  
Hearing: February 22, 2017  
Adopted: February 22, 2017

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Waterford at a regular meeting held on February 22, 2017 at the Waterford Township Municipal Building.

Date: February 22, 2017

  
Lori Friddell, Township Clerk