

A LOCAL LAW to amend Chapter 130 of the Code of the Town of Yorktown entitled "Building Construction and Fire Prevention"

Be it enacted by the Town Board of the Town of Yorktown as follows:

Section I. Statement of Authority.

This local law is authorized by the New York State Constitution, the provisions of the New York Municipal Home Rule Law, the relevant provisions of the Town Law of the State of New York, the laws of the Town of Yorktown and the general police power vested with the Town of Yorktown to promote the health, safety and welfare of all residents and property owners in the Town.

Section II. Sections 130-5 and 130-6 of the Code of the Town of Yorktown is hereby replaced with the following language:

§ 130-5. Key lock box requirements.

- A. All commercial occupancies shall have a rapid entry key lock box installed. The Building Inspector shall ensure a key lock box is installed prior to issuance of a certificate of occupancy.
- B. The key lock box shall be located at or near the recognized public entrance. The key lock box shall be located at a height of not more than 6 feet and not less than 2 feet above final grade. The location shall be determined by the appropriate Fire District Chief.
- C. No steps, displays, signs or other fixtures or structural protrusions shall be located under the key lock box which would allow intruders unimpeded access to the box.
- D. If provided, the key lock box shall be connected to the structure's security alarm system or fire alarm system. The telephone or network connection of the key lock box shall be wired so as to provide a supervisory alarm signal to the central station in the event that the key lock box is opened or removed from the wall.
- E. The key lock box shall contain the keys for the following, and the keys shall be labeled so as to be easily identified in the field:
 - (1) The main entrance door. Mixed occupancies and strip shopping center keys shall be provided only for occupancies where system control valves or a fire alarm system panel exists.
 - (2) The alarm room (if one exists).
 - (3) Mechanical rooms and sprinkler control rooms.
 - (4) The fire alarm control panel.
 - (5) Electrical rooms.
 - (6) Resetting of pull stations or other fire-protection devices.
 - (7) Elevators. The fire service key shall be a Yale No. 2642 key or the preexisting key.

- (8) Other rooms as specified during the plan review process or as required during a fire inspection.
- F. There shall be minimum requirements for the key lock box as outlined below.
- (1) The lock shall be a MEDICO Biaxial Level 7 or equivalent.
 - (2) Key vaults shall have the ability to be master keyed.
 - (3) Locks shall be designed for high resistance to drilling, picking, punching or pulling.
 - (4) Lock codes and key sections shall be unconditionally restricted by the manufacturer for use by Yorktown and Lake Mohegan Fire Districts.
 - (5) Locks shall be listed under Underwriters Laboratories, Inc., UL No. 437, the standard for safety key locks.
 - (6) Rapid-entry systems shall offer key vaults under UL No. 1610, the standard for central station alarm units for use with UL-listed alarm systems.
 - (7) Rapid-entry systems shall offer key vaults under UL No. 1037, the standard for antitheft alarms and devices.
 - (8) Official Underwriters Laboratories, Inc., listing cards shall be supplied upon request.
 - (9) A fully inserted key shall withstand a minimum of 50 inch-pounds of torque.
 - (10) Key vaults shall have weatherproof gasket seals of neoprene material or better around openings.
 - (11) Key vaults shall have covered lock openings constructed of heavy-gauge steel designed to resist vandalism.
 - (12) Key vaults shall have a minimum wall thickness of 1/4 inch and a door thickness of 1/2 inch plate steel.
 - (13) Cabinet-style vaults for document storage shall have a minimum wall and door thickness of 1/8 inch plate steel with an additional drill-resistant hard plate to protect the lock mechanism.
 - (14) Cabinet-style vaults for document storage shall be available with two separate locks. The key to either lock shall open the vault.
 - (15) The Yorktown Fire District and the Lake Mohegan Fire District shall be in complete control of rapid-entry system authorization and operation for their fire district.
 - (16) The rapid-entry system shall utilize approved signature(s) from the Chief of the fire district whose fire district covers the structure. In the event that the Fire Chief is not able to sign the order form, he may designate up to two alternates for the Fire District's approval of the order form.
 - (17) The manufacturer at its factory shall maintain UL-listed fireproof cabinets to protect the original records of the order forms and related records.
 - (18) The factory records shall include installation locations, receiving party signature and Fire

District authorized signatures and the original order form.

- (19) Order records shall be available upon request for inspection by the Building Inspector, the Yorktown Heights Fire District and the Lake Mohegan Fire District.
- (20) Neither the Town of Yorktown nor the Yorktown Heights and Lake Mohegan Fire Districts shall be required to purchase or sell rapid-entry system products.
- (21) The Yorktown Heights and Lake Mohegan Fire Districts shall each have separate master keys for their districts so that each master key will be unique to each district.

§ 130-6. Emergency response repository container unit (lock box) general requirements.

The owner or operator of any facility which is required to prepare or have available a material safety data sheet or an emergency and hazardous chemical inventory form under Subtitle B, Sections 311 and 312 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA Title III), shall provide a repository container (lock box) at the facility site as set forth below.

- A. The information contained in the repository (lock box) shall include the following information for emergency response personnel:
 - (1) A current list of the key facility personnel knowledgeable about safety procedures of the materials on site, complete with the telephone numbers for each person.
 - (2) A current emergency and hazardous chemical inventory form and a binder containing the material safety data sheets (MSDS) or, in the event that the volume of MSDS sheets is too great to keep practically in the repository container, the location of the on-site MSDS sheets, and the MSDS sheets shall be readily available for use by emergency response personnel.
 - (3) A facility site plan, which shall include the following:
 - (a) The location of storage and use of hazardous materials on site.
 - (b) The location of on-site emergency fire-fighting and spill cleanup equipment.
 - (c) A diagram of the complete sewer system and water system showing fire hydrant and water main locations and sizes.
 - (d) Any building floor plan deemed necessary by the Fire District officials.
- B. All keying shall be in accordance with the above requirements of the minimum standards for key lock boxes.

Section III. Severability.

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation

and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provisions been excluded.

Section IV. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed to the extent of such inconsistency.

Section V. Effective Date.

This local law shall become effective upon filing in the office of the Secretary of State in accordance with the provisions of the Municipal Home Rule Law.