

ORDINANCE NO: 2024- 19

**AN ORDINANCE ENACTING SECTION 7-5-020 OF THE FARMINGTON MUNICIPAL CODE RELATED TO THE INSTALLATION OF RAPID ACCESS KEY BOXES AT QUALIFIED STRUCTURES**

**WHEREAS**, the City deploys first responders to structures within the city upon receiving a fire alarm notification or dispatch: and

**WHEREAS**, rapid entry into such spaces by fire officials increases the likelihood of lifesaving measures and decreases the need for property damage in cases of false alarms; and

**WHEREAS**, the Farmington City fire marshal is authorized to mandate the installation of key boxes pursuant to section 506.1 of the International Fire Code; and

**WHEREAS**, the City Council is authorized to enact ordinances to protect the life and safety of residents and visitors to the City; and

**WHEREAS**, the City finds that a one-year delay to the effective date of this mandate is sufficient time for business owners to install a rapid access key box,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1:** Section 7-5-020 of the Farmington City Municipal Code is hereby enacted. A copy of the new section is attached as Exhibit A to this Ordinance.

**Section 2: Severability.** If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**Section 3: Effective Date.** This Ordinance shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 9TH DAY OF APRIL, 2024.**

ATTEST:

FARMINGTON CITY

  
DeAnn Carlile, City Recorder



  
Brent Anderson, Mayor

7-5-020: RAPID ACCESS KEY BOXES:

- A. Applicability: This section applies to any commercial or industrial structure within Farmington City for which the International Fire Code required or currently requires fire department access doors, fire alarms, or automatic fire sprinkler systems.
- B. Timing of Requirement: Structures subject to this section shall be equipped with a rapid access key box, prior to April 30, 2025. All new construction of applicable structures shall be equipped with boxes beginning April 30, 2024.
- C. Application and Installation: Application for a rapid access key box shall be made to the Fire Marshal and shall be purchased and installed by the property owner. The type of box, location and number of boxes required for a structure shall be determined by the Fire Marshal.
- D. Keys to Lock Boxes: The Fire Marshal is responsible for each key to each rapid access key box and will ensure that they are properly accounted for and secure.
- E. Contents of Boxes: The following shall be contained within the lock box:
  - 1. Keys to locked points of ingress or egress, whether on the interior or exterior of the structure;
  - 2. Keys to all mechanical rooms;
  - 3. Keys to all locked electrical rooms;
  - 4. Keys to elevators and their control rooms;
  - 5. Keys to fire alarm panels; and
  - 6. Keys to any other area within the structure indicated by the Fire Marshal.
- F. Maintenance of Boxes: The owner or operator of a building shall immediately notify Farmington City Fire Department and provide new keys if a lock box is changed or re-keyed. The property owner is responsible to keep the lock box in proper working condition and to replace or make repairs to the box as necessary.
- G. Temporary Boxes: Commercial buildings under construction must provide a temporary lock box for emergency access at the commencement of construction.

H. Penalties for Violation: Failure to install or adequately maintain a lock box is a civil violation subject to a \$50.00 fine for each day that the offense occurs. Failure to install or maintain the lock box for greater than ten days after the Fire Marshal provides notice to the property owner or property manager is a Class B misdemeanor and is subject to a fine of no less than \$500.00.