

§ 55-8. Action by Municipal Solicitor.

Upon a specific finding by the Police Department of the fact that a public nuisance exists at a particular location, the Solicitor, with the approval of the Board of Supervisors, is authorized to take whatever action is appropriate. Approval of the Board of Supervisors may be by formal resolution or informally followed by formal ratification.

**CODE OF THE TOWNSHIP OF ADAMS, PENNSYLVANIA, v3 Updated: 05-01-2011 / PART II
GENERAL LEGISLATION / Chapter 61, ALARMS**

Chapter 61, ALARMS

[HISTORY: Adopted by the Board of Supervisors of the Township of Adams as indicated in article histories. Amendments noted where applicable.]

**CODE OF THE TOWNSHIP OF ADAMS, PENNSYLVANIA, v3 Updated: 05-01-2011 / PART II
GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE I, False Alarms [Adopted
11-8-1993 by Ord. No. 61]**

ARTICLE I, False Alarms [Adopted 11-8-1993 by Ord. No. 61]

**CODE OF THE TOWNSHIP OF ADAMS, PENNSYLVANIA, v3 Updated: 05-01-2011 / PART II
GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE I, False Alarms [Adopted
11-8-1993 by Ord. No. 61] / § 61-1. Definitions.**

§ 61-1. Definitions.

The following definitions shall apply in the interpretation and enforcement of this article:

FALSE ALARM -- Any signal activated by an automatic protection device, any audible alarm or any other kind of direct or indirect signal given to which Police, Fire Department or emergency response agencies respond which is not the result of an attempted illegal entry, burglary, intrusion, fire, medical or other similar emergency, excluding weather extremes and utility interruptions, which activates a protection device.

MUNICIPALITY -- Adams Township, Butler County, Pennsylvania.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE I, False Alarms [Adopted
11-8-1993 by Ord. No. 61] / § 61-2. False alarms prohibited.**

§ 61-2. False alarms prohibited.

It shall be unlawful for the property owner, lessee or any person occupying or otherwise on any premises within

the municipality to make or cause to be made a false fire or security alarm, directly or indirectly, to any Fire Department or emergency response agency responding to alarms within the municipality when the false alarm is caused by faulty detection or alarm equipment or by the negligence of said property owner, lessee or person.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE I, False Alarms [Adopted
11-8-1993 by Ord. No. 61] / § 61-3. Report on status of alarm; false alarm service fees.**

§ 61-3. Report on status of alarm; false alarm service fees.

- A. The status of an alarm is to be determined by the Police Department, fire company or other affected emergency response agency and the decision shall be final.
- B. Upon notification of a false alarm, a written report shall be made within 14 days by the owner or lessee to the municipality and affected emergency response agency and shall contain what steps have been taken to eliminate future false alarms.
- C. Service fees for false alarms shall be set from time to time by resolution of the Board of Supervisors.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE I, False Alarms [Adopted
11-8-1993 by Ord. No. 61] / § 61-4. Violations and penalties; remedies. [Amended 6-9-2008 by
Ord. No. 122]**

§ 61-4. Violations and penalties; remedies. [Amended 6-9-2008 by Ord. No. 122]

In the event a violation of this article occurs, in addition to such other remedies as may be available under existing law, the municipality may institute an action in equity to prevent, restrain, correct, abate or enjoin such violation.

**CODE OF THE TOWNSHIP OF ADAMS, PENNSYLVANIA, v3 Updated: 05-01-2011 / PART II
GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122]**

ARTICLE II, Key Lock Box Rapid Entry Systems [Adopted 6-9-2008 by Ord. No. 122]

**CODE OF THE TOWNSHIP OF ADAMS, PENNSYLVANIA, v3 Updated: 05-01-2011 / PART II
GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-5. System required; approval authority.**

§ 61-5. System required; approval authority.

The following newly constructed structures, which otherwise contain a central-station-supervised alarm system, shall have and maintain, and it shall be a condition precedent to the issuance by the Township of Adams of an occupancy permit therefor, an approved key lock box rapid entry system which meets the specifications contained in this article: commercial structures and all multifamily residential structures in which there is access to individual dwelling units from a common internal or external corridor or other enclosed space. The approval of the installation of such key lock box rapid entry system shall be made by the Township of Adams or its authorized designee, which may include an authorized representative of the Adams Area Fire Department or successor thereto.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-6. Location.**

§ 61-6. Location.

The key lock box rapid entry system required by this article shall be located on the exterior of the structure for which it is utilized, at a location at or near the structure's main entrance. The required key lock box rapid entry system shall be placed at a height of approximately six feet above ground level and shall not be covered or have its visibility obscured by any items, including, but not limited to, displays, signs or landscaping. The exact location of the required key lock box rapid entry system upon each structure shall be subject to the approval of the Township of Adams or its designee prior to its installation.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-7. Contents.**

§ 61-7. Contents.

The box for the required key lock box rapid entry system shall contain labeled keys for all locked areas of the structure for which it is utilized, including, but not limited to, all locked points of ingress and egress to/from the structure, all locked mechanical rooms, all locked elevator rooms, all locked elevator controls, all locked fenced or otherwise secured areas and all locked individual tenant spaces. In the event that the number of locked individual tenant spaces is so large so as to preclude placement of all keys for same within the key lock box rapid entry system box, a separate key vault for same may be located elsewhere within the structure; however, its location and access thereto must be provided within the key lock box rapid entry system box.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-8. Size.**

§ 61-8. Size.

The size of the required key lock box rapid entry system shall be in conformity with the manufacturer's

recommendations for same and be subject to the approval of the Township of Adams or its designee prior to its installation.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-9. Installation.**

§ 61-9. Installation.

The required key lock box rapid entry system shall be installed in accordance with its manufacturer's instructions by an approved contractor, such as a fire alarm installer. Such installation shall be completed and shall be required to meet the approval of the Township of Adams or its designee prior to issuance by the Township of Adams of an occupancy permit for the structure.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-10. Interconnections required.**

§ 61-10. Interconnections required.

The required key lock box rapid entry system shall be interconnected to the structure's fire alarm control panel, and there shall be produced both a tamper alarm to the central station of the alarm monitoring entity and a local, audible alarm sound which shall be audible at the location of the key lock box which activate upon the opening of the key lock box. In addition, a visible clear/white flashing strobe light shall also be installed at the same location as the required key lock box rapid entry system, which strobe light shall activate upon the annunciation of a fire alarm for the structure.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-11. Exemptions for certain structures.**

§ 61-11. Exemptions for certain structures.

Certain structures shall not be required to have a key lock box rapid entry system upon certification by the Township of Adams or its designee that the structure is open to the public at all times on a twenty-four-hours-per-day, seven-days-per-week basis; is occupied by staff personnel on a twenty-four-hours-per-day, seven-days-per-week basis; or entrance into the structure, unless evidence of fire is visible from the exterior (when forcible entry by emergency personnel shall be utilized), is precluded by valid, special security concerns. In the event that a structure previously certified for exemption pursuant to this section has its use altered so as to no longer qualify for the exemption specified herein, such structure shall have a key lock box rapid entry system installed therefor within 60 days of such alteration of use. Failure to then install the required key lock box rapid entry system in such event shall result in the revocation of the occupancy permit for the structure by the Township of Adams and the imposition of the penalties hereafter provided in this article.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-12. Required installation of system for
existing structures.**

§ 61-12. Required installation of system for existing structures.

All qualifying structures in existence which contain a central-station-supervised alarm system and for which occupancy permits have been previously issued by the Township of Adams prior to enactment of the requirements for key lock box rapid entry systems shall be required to install and maintain same in conformity with the provisions of this article within one year of the Township's enactment of the aforementioned requirements. Failure to then install and maintain the required key lock box rapid entry system in such event shall result in the revocation of the occupancy permit for the structure by the Township of Adams and the imposition of the penalties hereafter provided in this article. The location of the key lock box rapid entry system required under this section shall be subject to the approval of the Township of Adams or its authorized designee, which may include an authorized representative of the Adams Area Fire Department or a successor thereto.

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GENERAL LEGISLATION / Chapter 61, ALARMS / ARTICLE II, Key Lock Box Rapid Entry
Systems [Adopted 6-9-2008 by Ord. No. 122] / § 61-13. Violations and penalties.**

§ 61-13. Violations and penalties.

For each and every violation of the provisions of this article, any person or persons, firm, partnership, corporation or other entity violating any of the provisions of this article shall constitute a summary offense and, upon conviction within the magisterial district which includes the Township of Adams, be sentenced to pay a fine of not more than \$500, plus costs of prosecution, and, in default of payment thereof, may be committed to the Butler County Jail in conformity with the Pennsylvania Rules of Criminal Procedure for a period not to exceed 10 days. Each and every day that a violation of the provisions of this article exists shall constitute a separate and distinct offense under this article and shall be subject to separate and distinct penalties hereunder. The penalties provided herein shall not be the exclusive method of enforcing compliance with the provisions of this article but shall be in addition to all other legal and equitable remedies available to the Township of Adams.

**CODE OF THE TOWNSHIP OF ADAMS, PENNSYLVANIA, v3 Updated: 05-01-2011 / PART II
GENERAL LEGISLATION / Chapter 65, ANIMALS**

Chapter 65, ANIMALS

[HISTORY: Adopted by the Board of Supervisors of the Township of Adams as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES