

**Sec. 16-58. - Rapid entry to certain types of buildings.**

- (a) *Purpose.* To establish criteria which provides a method by which the Fire Department may gain rapid entry into specific buildings for lifesaving or fire fighting purposes without forcible entry.
- (b) *Application.*
- (1) This section shall apply to the following types of buildings:
    - a. All new or existing buildings that require either a fire alarm or fire suppression system by Maine State Fire or Local Life Safety Code.
    - b. New residential buildings which contain more than six (6) living units and utilize common corridors to access the living units.
    - c. All existing residential buildings which contain more than twelve (12) living units and utilize common corridors to access the living units.
    - d. Buildings containing sensitive materials vital to national security or defense are exempt from the above.
  - (2) An existing building shall be considered a new building when:
    - a. Alterations or repairs are made within any period of twelve (12) months, costing in excess of fifty (50) percent of the physical value of the building before the repairs are made, as determined by the assessor.
    - b. If the building is damaged by fire or other cause to an extent in excess of fifty (50) percent of the physical value of the building before the damage was incurred and the building is rebuilt as determined by the assessor.
    - c. If the building is increased in floor area by twenty-five (25) percent or additional stories added.
  - (3) Every building subject to the requirement of this Ordinance shall be equipped with a rapid entry system. The rapid entry system shall be Knox Company. Exceptions approved by the Fire Chief.
  - (4) The Knox rapid entry system shall consist of a key vault containing but not limited to keys necessary for entry into the building and controlling emergency systems. The key vault shall be of a type which utilizes the master key system of the City of Augusta Fire Department.
  - (5) The installation of the system shall be subject to the following criteria:
    - a. The Fire Department or any employee thereof shall not sell rapid entry system products.
    - b. All costs associated with the installation of the key vault shall be the responsibility of the building owner.

- c. The key vault shall be installed in a location determined by the Fire Chief and/or designee.
- d. The key vault shall be installed at an easily accessible location. The bottom of the vault shall be no less than five feet nor more than six feet in height above the finished grade.
- e. No key or **lock** product used in the rapid entry system shall be released from the factory without written authorization of the Fire Chief.
- f. For new construction the key vault location shall be determined during the building plan review by the Fire Chief and/or designee.

(6) The building owner and/or occupant shall be responsible for notifying the Fire Department in the event **locks** or type of occupancy is changed.

(c) *Compliance.* All buildings subject to this Ordinance shall be in compliance twelve (12) months after adoption of this Ordinance. The Fire Chief may approve extensions at his discretion.

(d) *Penalty.* Any building owner violating the provisions of this Ordinance after receiving due notice from the Fire Department shall be subject to a fine of one hundred dollars (\$100.00) each month until compliance is achieved.

*(Ord. No. 230, 11-18-85; Ord. No. 244, 1-6-92; Ord. No. 133, 8-18-08)*