

Request For Board Action

REFERRED TO BOARD: December 7, 2015

AGENDA ITEM NO: 11

ORIGINATING DEPARTMENT: Administration

SUBJECT: Consideration of an Ordinance Repealing and Replacing Chapter 9-6 of the Municipal Code of Antioch Relating to Emergency Alarm Systems

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Village has had an ordinance for Emergency Alarm Systems in place for some time. Technological changes in alarm systems and the associated costs for enforcement of codes and standards are constantly changing. These emergency alarm systems have proven to save lives and reduce the property losses during acts of fire or criminal situations. These same systems present a burden on emergency services when they are not maintained in a fully operational capacity. The present references to monitoring of alarms is out of date as we no longer have our own dispatch center. In addition, there are some areas that are left to interpretation leading to misunderstandings by alarm owners and enforcing bodies. Village staff has reviewed many incidents, ordinances from other municipalities and codes and standards (both adopted and current changes to be presented in the future code adoptions).

It has been determined that the Village staff needs to have the proposed revisions to this ordinance in place to efficiently and effectively educate the alarm owners and maintain a safety standard amongst our Village. The proposed ordinance changes will provide a solution to current and future enforcement problems, provide an understandable document for said owners to understand, and a means to obtain reimbursement for actual expenses incurred when responding to false or nuisance alarms.

FINANCIAL IMPACT:

The implementation of the proposed ordinance changes will allow for monitoring of required alarms by alternate sources, reducing the charges currently imposed by our current communications facility. In addition, home owners who wish to purchase and install security alarm protection can do so without having to impose on the permit process for installations and inspections. The mechanics of this ordinance provide a solution for recovering costs for legal actions for those who fail to follow these guidelines.

DOCUMENTS ATTACHED:

1. Proposed Code Amendments

RECOMMENDED MOTION:

Approve the first reading of an Ordinance Repealing and Replacing Chapter 9-6 of the Municipal Code of Antioch Relating to Emergency Alarm Systems

VILLAGE OF ANTIOCH

15-11-xx

*AN ORDINANCE REPEALING AND REPLACING CHAPTER 9-6 OF THE
MUNICIPAL CODE OF ANTIOCH RELATING TO
EMERGENCY ALARM SYSTEMS*

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

_____, 2015

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this ___ day of _____, 2015.

LAWRENCE M. HANSON	President	MARY C. DOMINIAK	Trustee
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ORDINANCE 15-11-xx

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 9-6
OF THE MUNICIPAL CODE OF ANTIOCH
RELATING TO EMERGENCY ALARM SYSTEMS**

WHEREAS, the Village has had regulations dealing with emergency alarms in place for many years, and

WHEREAS, those regulations were intended to tie into the Antioch Dispatch Center which managed 911 calls and coordinated emergency responses as well as non-emergency alarm-related monitoring and service issues, and

WHEREAS, since the dissolution of the Village of Antioch Dispatch Center several years ago, the previous regulations can no longer tie into a 911 center which is under the control of the Village, which in turn impedes the Village's ability to monitor alarm systems, and

WHEREAS, the Village Board also recognizes and finds that the current regulations, which have not been materially altered for many years, are out of date with current technology and modern computer systems, and are in need of updating for this reason,

NOW THEREFORE, BE IT ORDAINED by the Village of Antioch, Lake County, Illinois, as follows:

SECTION ONE: The Emergency Alarm System regulations set forth in Chapter 9-6 of the Antioch Municipal Code is hereby repealed and replaced by the following Chapter 9-6 which shall hereafter read as follows:

**Chapter 6
EMERGENCY ALARM SYSTEMS**

9-6-1: TITLE:

This chapter, including all rules and regulations which may be adopted by the village by reference or otherwise, is entitled *EMERGENCY ALARM SYSTEMS*.

9-6-2: DEFINITIONS:

BURGLAR or SECURITY ALARM: An alarm system activated by signaling an entry or attempted entry into the area protected by the alarm system.

CENTRAL ANSWERING POINT: An office or place to which alarm systems signals are

relayed and where operators monitor and investigate and record such alarm signals prior to notifying the appropriate agency of an emergency situation. Such service is to be controlled and operated by a person, firm, or corporation whose business is furnishing, maintaining, or monitoring of supervised alarm systems. In accordance with NFPA 72, also known as "Remote Station".

COMBINATION ALARM: A burglar or security alarm system activated by signaling an entry or attempted entry into the area protected by the alarm system, which also includes fire detection devices.

FALSE ALARM: An activation of the fire detection system by any one or more of the following causes:

- A. Mechanical failure of the system and/or more than one of its components.
- B. Malfunction of the system and/or one of its components.
- C. Improper maintenance of the systems and/or one of its components.
- D. Willful, careless or negligent acts of any person.
- E. Any other cause not related to a fire emergency; provided, however, that any alarm activated by natural causes, including tornadoes and weather or by malicious acts of persons not under the direction or control of the property owner or occupant.

FIRE ALARM CONTRACTOR: Fire alarm contractor shall mean any person engaged in the business of inspection, testing, installing or altering by contract equipment and appliances connected to required or non-required automatic fire detection system.

FIRE ALARM MONITORING AGENCY: A fire alarm monitoring agency shall mean any person, firm, partnership, association, corporation, company or organization of any kind that contracts with a fire alarm contractor or fire alarm user to monitor a fire detection system at a continuously staffed location, receives an alarm signal notification from the system and notifies the fire department to respond.

FIRE ALARM USER: The person, firm, partnership, association, corporation, company or organization of any kind in control of the premises on which a fire detection system is installed and maintained.

FIRE DETECTION SYSTEM: A fire detection system, also known as a fire alarm system, shall mean any system of components that can be activated manually, detect alarm and/or supervisory signals from a sprinkler system valve, detect the discharge of an extinguishing agent in cooking systems or detect the presence of heat and/or products of combustion. Said system purpose is to activate alerting devices for

notification of occupants on the premises and may be capable of transmission of a signal to a monitored location for the purpose of alerting the fire department to respond.

LICENSED FIRE ALARM CONTRACTOR: A fire alarm contractor shall obtain a contractor license from the village of Antioch to install, service, inspect, test, alter or maintain a fire detection system within the village of Antioch. Said fire alarm contractor shall submit, with application, proof that the fire alarm contractor is qualified or has employed qualified fire alarm technicians.

LICENSED FIRE DETECTION SYSTEM: Owners or their agents shall obtain a license from the village of Antioch for all fire detection systems. To obtain a license, the owner or agent shall submit proof the fire detection system is under contract by a licensed fire alarm contractor to perform inspections, testing and maintenance of the system.

QUALIFIED FIRE ALARM TECHNICIAN: A qualified fire alarm technician shall mean any person employed by a contractor that holds an Illinois private alarm contractor agency license, any individual that holds an Illinois private alarm contractor license or any licensed electrical contractor.

9-6-3: FIRE ALARM AND DETECTION SYSTEMS

A. License required:

1. **Fire Alarm Contractor:** It shall be unlawful for any person to operate as a fire alarm contractor, either alone or through an agent, employee, partner, without first having obtained a license herein provided from the village of Antioch.
2. **Fire Detection System:** It shall be unlawful for any person to lease, use or own a fire detection system or be in control of premises wherein a fire detection system is operated or maintained without first having obtained a license from the village of Antioch.

B. Application for License:

1. **Fire Alarm Contractor:** An application for a license as a qualified alarm contractor shall be filed with the village of Antioch prior to performing any work on a fire detection system within the village of Antioch. Once a license is given, it shall remain in force during the term of the license, unless revoked for just cause. Subsequent work performed within the village of Antioch shall be included under the license during its valid term. The application form shall contain the following information:
 - a. Name, address and telephone number of the applicant for license.
 - b. Illinois department of professional regulation alarm agency license number (if applicant is a business entity); or Illinois department of professional regulation

alarm contractor license number (if applicant is an individual); or if not licensed as an alarm contractor, the electrical license number.

The applicant shall submit, along with the application form, an insurance certificate as proof of insurance.

C. Permit Requirements And Restrictions:

1. Compliance With Provisions; Permit Required: It shall be unlawful for any person registered under the provision of this subsection to install any fire alarm system, fire detection system or fire alarm signaling system or components, wiring or fixtures without strict compliance with the ordinance relating to such fixtures, and it shall be unlawful for any such person to do any work without having obtained such a permit from the village of Antioch as may be required.
2. Unlawful Use of Permit: It shall be unlawful for any licensed fire alarm contractor to secure or furnish a permit for the installation, alteration, replacement or repair of a fire detection system for use by any person not entitled under this subsection.
3. Required Submittals: A licensed fire alarm contractor shall include the following with the permit application:
 - a. The name, address and telephone number of the person, firm or organization for which the work is being performed.
 - b. The name, address and telephone number at the premises of the work to be performed.
 - c. A copy of the current contractor's license.
 - d. Three (3) copies of schematic drawings of the premises for the proposed system that indicates the location and types of devices to be installed.
 - e. Three (3) copies of manufacturer's cut sheets, for all equipment to be used at the premises as part of the system.
 - f. A completed battery calculation sheet that is provided with the proposed manufacturer's equipment that indicates the proper amount of standby battery capacity as it relates to the overall number of system devices being installed.
 - g. Signature of the applicant or authorized agent.

The application for permit and required submittals shall be reviewed by the fire department prior to issuing the permit. Once reviewed and approved, the permit shall be issued upon payment of permit fee.

4. Permit Fee: A permit fee of \$50.00 shall be paid prior to granting a permit to install the fire detection systems.
5. Inspection of Newly Installed or Modified System: Upon completion of all work related to the permitted system being installed, the licensed fire alarm contractor shall contact the fire department to perform a final acceptance test. It shall be the responsibility of the fire chief to make or cause to be made such inspection of the fire detection system to insure compliance of the provisions of this subsection and all other ordinances relating to the installation of the system. The licensed fire alarm contractor shall contact the fire department to request a system inspection at least forty-eight (48) hours prior to the desired inspection date. The fire chief or his/her designee shall perform the final acceptance test on the installed system before said system is connected to any monitoring service for active response to alarm signals.
6. Re-Inspection Fee Required: If the fire detection system fails to obtain approval by the fire department on the initial test and inspection visit, a re-inspection fee may be charged to the licensed fire alarm contractor. Said re-inspection fee shall be \$50.00 for each additional test performed to give final approval to the installed system.
7. Information Shall Be Posted: No fire alarm system shall be placed in service for active response to alarm signals received by the monitoring agency without first posting the following information on or above the front of the fire control panel:
 - a) The name and phone number of the agency that monitors the fire detection system.
 - b) The position of account number that identifies the installed system in the records of the agency that monitors the fire detection system.
 - c) The fire alarm license for the fire detection system installed.
 - d) The name and phone number of the licensed fire alarm contractor that maintains the fire detection system as required by this chapter.

D. Maintenance and Operation:

1. Maintenance and Operation: It shall be the responsibility of the fire alarm system license holder to provide for continuous inspection, testing and maintenance of

their system through a maintenance agreement with a licensed fire alarm contractor. Proof of such agreement shall be provided at the time of application for a permit to install the fire detection system.

2. **System Deactivation, Notification:** It shall be unlawful for any person to cause the licensed fire detection system to be deactivated for inspection, testing, service, repair or alteration; or disabled in any way without first notifying the alarm monitoring agency.
3. **System Reactivation, Notification:** Prior to reactivation of the licensed fire detection system, notification shall be made to the alarm monitoring agency that the system is being placed back in service.
4. **Response To Fire Alarm Signals:** A response to a fire alarm signal may result when any person, firm or organization reports to the fire department the receipt of an electronic fire alarm signal; the receipt of a telephone call reporting an activated fire alarm signal; or a direct report to the fire department that an emergency signal is activated from a fire detection system on the premises. Such notification may result in the dispatch of fire department personnel and equipment to the premises. It shall be the responsibility of the fire alarm user and/or the fire alarm contractor to notify the occupants on the premises whenever testing is being performed that may result in an audible signal being produced. This precaution is necessary to prevent an unnecessary response to an audible alarm signal when a system has been properly deactivated with the monitoring agency.

E. False Alarms; Additional Charges:

1. **False Fire Alarm Fees:** Any fire detection system that produces a response to a fire alarm signal that is determined to be a false alarm as defined in this subsection 9-6-2 shall subject the licensed fire alarm user to false alarm fees as follows:
 - a. Fourth false alarm during the calendar year - fee of \$50.00
 - b. Fifth false alarm during the calendar year – fee of \$ 75.00
 - c. Sixth false alarm or greater during the calendar year - fee of \$100.00
2. **Payment of Fire Fees:** The licensed fire detection system user shall be responsible for the payment of all false alarm fees assessed. Failure to remit payment for false alarm fees within ninety (90) days of the date of invoice may result in the revocation of the fire alarm user's license.

F. Signaling and Notification

1. Fire Alarm Systems Signaling: All required automatic fire alarm systems shall have supervisory, trouble and fire condition signals transmitted in accordance with NFPA 72, Chapter 5 remote station service. It is the responsibility of the building owner to maintain this supervision during the required life of the building.
2. Fire Alarm Systems Notification: All required automatic fire alarm systems shall have supervisory, and fire condition signals shall notify the Antioch Fire Department dispatch center immediately upon receipt of said alarms. Notification of premise or key holders shall occur after notification to the fire department. All trouble condition signals shall notify the premise and/or key holders upon receipt of said alarms.

G: Annunciator required:

1. Annunciator Panel: In all buildings requiring fire suppression systems, fire protective signaling systems and/or automatic fire detection systems, more than one story or 10,000 square feet in area, an annunciator panel shall be located at the front entrance so as to be readily visible to the fire department for rapid determination of the area in which a water flow alarm, detection alarm and/or manual fire alarm is activated. A zone diagram shall be provided and approved by the fire official. A separate zone by floor shall be provided for the following types of alarm-initiating devices, where provided:
 - a. Smoke or heat detectors;
 - b. Sprinkler water flow devices;
 - c. Wet standpipe water flow devices;
 - d. Manual fire alarm pull boxes;
 - e. Specialized fire suppression system.

H. Security Key Box required:

1. Security Key Box: When access to or within a building or an opening is unduly difficult because of security or where immediate access is necessary for life saving, firefighting purposes, or response to activated alarms for fire protection systems, the fire official shall require a key box to be installed in a location which is accessible to and approved by the fire department. The key box shall be a type approved by the fire official and shall contain keys, properly identified, to gain access to all portions of

the building or documents pertaining to emergency plan for the building.

I. Additional Device Requirements

1. If an automatic fire suppression system (sprinkler system) is installed within the building, a white strobe light shall be installed above the fire department connection. If this strobe light is not visible from the common direction of the responding fire department, an additional white strobe light shall be installed on the front of the building nearest to the location of the fire department connection. The strobe light(s) shall be activated by water flow from the sprinkler system.
2. The installation of safety guards over manual alarm initiating devices may be required where such devices are subject to damage or frequent malicious activation.
 - a. Safety guards include the installation of STI Stopper II (or equivalent) tamper covers that include an audible annunciation, over manual pull stations that

9-6-4: REMOTE STATION SERVICE:

- A. UL Listing required. All alarm systems required by this ordinance using remote station service for monitoring of alarm signals shall transmit to a UL Listed Central Station and a copy of the UL listing for the Remote Station Service shall be provided to the Fire Department at the time of system completion and activation.

9-6-5: FALSE ALARMS:

- A. Service Charges: The owner or tenant shall be charged for alarm protection malfunctions and/or false alarms generating true alarm conditions in excess of three (3) per calendar year. A service charge shall be billed for each false alarm thereafter in any twelve (12) month period, except as provided in this chapter.
1. Should a false alarm be transmitted by a piece of electronic equipment under service by an alarm company, there shall be no charge for a false alarm provided the alarm holder gives the village safety inspector proof that the defect is being corrected.
 2. In the event false alarms or trouble alarms continue during any twelve (12) month period, the village may direct the company maintaining the village monitoring equipment to disconnect the premises from which such false, or trouble, alarms originate, from such equipment. Reconnection of such premises to the monitoring

equipment shall not be made until all false alarm fees, and a reconnection charge of two hundred fifty dollars (\$250.00), have been paid to the village.

3. No person, other than a fire official, shall cause a fire alarm system to be reset once an alarm has been activated. This section will not apply to alarms generated for testing or fire drills when the village communications facilities have been notified in advance of the testing or drill.
 4. Alarm system audiovisual warning devices may be silenced by the building owner/occupant, but only after a thorough search of the building has been conducted and it has been determined that no fire or other emergency exists. (Ord. 10-02-05, 2-16-2010)
 5. Resetting of a fire alarm prior to the arrival of the fire department will constitute a false alarm.
- B. Grace Period: Upon written request, a thirty (30) day grace period for new alarm systems or for major modification or additions to existing alarm systems shall be granted upon approval by the village safety inspector.

9-6-6: DAILY TEST SIGNAL REQUIRED:

- A. Daily Fire Alarm System Test Signal; The fire alarm or detection system shall be programmed to transmit an automatic daily test signal to the remote central station as required in NFPA 72. Said daily test signal shall be programmed to transmit at the same time each day. If said test signal is not received in the remote central station facility within 60 minutes of the scheduled time, the central station shall notify the premise and/or key holder of the system failure.

9-6-7: Security Systems, Combination Systems and Burglar Alarms:

A. Registration Required

1. Security Systems and Burglar Alarms Registration: All security systems, combination alarms and burglar alarms installed within the Village of Antioch that are programmed to notify a central station monitoring service of an alarm condition that requires the Antioch Police or Fire Department to respond to the premise shall register their system with the Village of Antioch at the time of installation or activation to monitoring service. Residential security systems with fire detection options shall fall under this section.
2. Registration information and fee

Registration of a security system or burglar alarm shall include the following information:

- a. The name, address and telephone number of the person, firm or organization for which the security system or burglar alarm is being registered:
 - b. The name, address and telephone number at the premises of the system installation if different than a) above.
 - c. The name, address and telephone number of the person or company that will be performing the system installation.
 - d. The alarm contractor or alarm agency license number of the installing company
 - e. The name, address and telephone number of the central station monitoring agency that will be receiving the alarm signals.
 - f. A list of at least three key holder names with telephone numbers to contact in the event of a system malfunction or activation.
 - g. Signature of the applicant or authorized agent.
3. Registration Fee: A one-time registration fee of \$25.00 shall be paid prior to activation and connection of the security system or burglar system to a central station.
4. False Alarm Fees for Security Systems and Burglar Alarms or Combination Alarms: Any system that produces a response to a signal from a security system or burglar alarm that requires a response from the Antioch Police or Fire Department; and said signal is determined to be a false alarm as defined in this subsection 9-6-2 shall subject the licensed fire alarm user to false alarm fees as follows:
- a. Fourth false alarm during the calendar year - fee of \$50.00
 - b. Fifth false alarm during the calendar year – fee of \$ 75.00
 - c. Sixth false alarm or greater during the calendar year - fee of \$100.00

9-6-8: WAIVERS:

Any person and/or corporation may request a waiver if specific sections of this chapter will create an undue economic burden. Said waiver request shall be made in writing to the fire chief or police chief and the village safety inspector citing the specific facts supporting the waiver request.

- A. After investigation of all facts, the fire chief or police chief and the village safety inspector shall submit the waiver request and their recommendations to the board of trustees at a regularly scheduled board meeting. The petitioner may be present at the meeting to offer direct testimony and otherwise support his/her request.
- B. After hearing all evidence and careful deliberation, the board of trustees may waive specific sections of this chapter when all of the following conditions are met:
 - 1. The facts presented are deemed to be true and accurate; and
 - 2. The proposed waiver will not constitute an increase in life safety hazards or lessen the protection afforded to the building, its occupants or firefighters; and
 - 3. A time schedule is established for compliance with the chapter as adopted.
- C. Any waiver issued under this section may be rescinded if it is later determined that facts presented were inaccurate, the waiver is ineffective, or a life safety problem has been determined to exist.

SECTION TWO: This ordinance is intended to be severable, and if any portion thereof, or of the draft code adopted hereby is deemed to be unconstitutional or violative of any law or process, the remainder shall remain in full force and effect to the maximum extent possible under law.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS,
ON THIS ____ DAY OF _____, 2015.

ATTEST:

LAWRENCE M. HANSON, MAYOR

LORI K. FOLBRICK, VILLAGE CLERK

