



CITY of POOLER  
GEORGIA

STATE OF GEORGIA        }  
                                      }  
COUNTY OF CHATHAM    }

**ORDINANCE O2024-07.B**

Emergency Access Requirements for Gated Properties,  
Knox Brand Key Lock Boxes for Emergency Access, and  
For Certain Structures as Designated by the Fire Chief or Their Designee.

**AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES, CHAPTER 46 – FIRE PREVENTION AND PROTECTION.**

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

**I**

**Sec. 46-7. Emergency access requirements for gated ~~communities~~ properties.**

**Sec. 46-7.4. Standards.**

Operation of gates or restricted access. Where access to an area is restricted because of secured openings and where immediate access is necessary for emergency (lifesaving, firefighting purposes or law enforcement purposes) the following is required:.

- (1) All vehicle access gates or barriers shall be electrically operated for entry and exit by an approved method by the City of Pooler; and furthermore, they will be equipped with the required following access control system:
  - a. Radio operated controller. All blocking barriers shall be equipped with a range-able radio receiver capable of receiving access commands from public safety radio transceivers. Such emergency access control device will be able to operate with the radio systems typically used by public safety agencies operating within Chatham County and the State of Georgia. Exceptions: Radio controlled exit/activation LED device may be waived by installation of a "free exit" loop.
- (2) Gates requiring radio-controlled exit/LED activation shall be provided with an approved two-inch by two-inch blue, reflective marker visible to the exiting vehicle. It shall be located in the center of the exit gate.
- (3) Wiring of electrical gates shall be provided by AC (Alternate Current) current with underground installation.
- (4) Electrically operated gates shall fail to the open position when the power is off. They shall remain open until power is restored.

(5) Residential gated properties (single-family, multi-family, townhomes, and condominiums) shall require a Click2Enter brand radio-operated control system for all vehicular accesses.

(6) Commercial and industrial gated properties shall require Knox brand gate and key switches for all automatic powered gates and Knox brand exterior padlocks for all non-powered gates.

**Sec. 46-7.5. Submittal.**

The following information shall be submitted to the City of Pooler Fire Department and the City of Pooler Inspections Department:

- (1) Method of operation of equipment
- (2) If applicable UL (Underwriters Laboratory) listing numbers of equipment used
- (3) Manufacturers specification sheets for electrical gate controller; and
- (4) A site plan of the property and a site plan detail of each gate location drawn to scale (1"=10', 1"=20', or 1"=40') indicating or showing:
  - a. Contractors company name, address, phone number, and contact person;
  - b. Exact locations of the entry to the property;
  - c. Assessor's parcel number;
  - d. Property lines;
  - e. Proposed fence, pedestrian gates, and vehicle gates; and
  - f. Proposed location of key box and radio operated controller

~~g.~~

(5) Site plan requirements ~~are for~~ apply to remodels, rebuilds, and new construction only.

**Sec. 46-8 - Knox ~~Box~~ brand key lock boxes for emergency access.**

**Sec. 46-8.1. For commercial, residential, and other locations with restricted access ~~through locked-gates.~~**

- (a) The following structures shall be equipped with a key lock box at or near the main entrance or such other location required by the ~~fire-chief~~ Fire Chief or their designee:
  - (1) Commercial or industrial ~~gated~~ structures that are secured in a manner that restricts access during an emergency;
  - (2) Multi-family residential structures that have restricted access ~~through locked-gates~~; and
  - (3) Governmental structures and nursing care facilities ~~with-gated-entrances~~.
- (b) All newly constructed structures, communities, or complexes subject to this section shall have the key lock box installed and operational prior to the issuance of an occupancy permit. All structures, communities, or complexes in existence on the



effective date of the ordinance from which this section is derived and subject to this section shall have one year from the effective date of the ordinance from which this section is derived to have a key lock box installed and operational.

- (c) ~~The fire chief shall designate the type of key lock box system to be implemented within the city and shall have the authority to require all structures to use the designated system.~~ The owner or operator of a structure, community, or complex required to have a key lock box shall, at all times, keep a key inside the key lock box and maintain operation of the key lock box at all times. All property owners, structure owners, and managers shall notify the Fire Department immediately of any changes to keys and/or locks, fobs, reader cards, etc. for access to allow for the placement of new keys in the key lock box.
- (d) ~~The owner or operator of a structure, community, or complex required to have a key lock box shall, at all times, keep a key in the lock box, or maintain the operation of the box at all times.~~ Any person, entity, corporation, association, etc. who owns, operates, or maintains a structure, community, or complex subject to this section and in violation hereof shall be subject to the general penalty provisions found in Section 1-12 of this Code. Further, during a response to an emergency wherein emergency response vehicles are unable to enter a gated/controlled access, the City of Pooler shall be held harmless from any damage to a gated/controlled access. Where access is not provided, the property owner may be billed by the City of Pooler for the time, material, and equipment used during the emergency response.
- (e) ~~The fire chief shall be authorized to implement rules and regulations for the use of the lock box system.~~ The Fire Chief or their designee shall designate the type and brand of key lock box system to be implemented within the City and shall have the authority to require all structures to use the designated system. The approved key lock box brand is the Knox Rapid Access System AKA Knoxbox.
- (f) ~~Any person, entity, corporation, association, etc. who owns, operates, or maintains a structure, community, or complex subject to this section and in violation hereof shall be subject to the general penalty provisions found in section 1-12 of this Code.~~ All requests for a designated key lock box system shall be coordinated through the Fire Chief or their designee to obtain approval for the location of the key lock box on each site.
- (g) ~~All requests for the designated key lock box system shall be coordinated through the fire marshal and get approval for the location of the box on each site.~~ The Fire Chief or their designee shall be authorized to implement rules and regulations for the use of the designated key lock box system.
- (h) This article shall take effect immediately upon its passage.

**Sec. 46-9. For certain ~~buildings~~ structures as designated by the ~~fire chief~~ Fire Chief or their designee.**

- (a) The following structures shall be equipped with a key lock box at or near the main entrance for such other location required by the ~~fire chief~~ Fire Chief or their designee:
  - (1) Commercial or industrial structures protected by an automatic alarm system or automatic suppression system, or such structures that are secured in a manner that restricts access during an emergency;



- (2) Multi-family residential structures that have restricted access through locked doors and have a common corridor for access to the living units; and
  - (3) Governmental structures and nursing care facilities.
- (b) All newly constructed structures subject to this section shall have the key lock box installed and operational prior to the issuance of an occupancy permit. All structures in existence on the effective date of the ordinance from which this section is derived and subject to this section shall have one year from the effective date of the ordinance from which this section is derived to have a key lock box installed and operational.

~~(1) The fire marshal shall designate the type of key lock box system to be implemented within the city and shall have the authority to require all structures to use the designated system.~~

~~(2) The owner or operator of a structure required to have a key lock box shall, at all times, keep a key in the lock box that will allow for access to the structure.~~

~~(3) The fire marshal shall be authorized to implement rules and regulations for the use of the lock box system.~~

~~(4) Any person, entity, corporation, association, etc. who owns, operates, or maintains a structure, community, or complex subject to this section and in violation hereof shall be subject to the general penalty provisions found in section 1-12 of this Code. Further, during a response to an emergency, where access by emergency response vehicles are unable to enter a gated/controlled access, the city shall be held harmless from any damage to a gated/controlled access. Where access is not provided, the property owner may be billed by the City of Pooler for the time, material, and equipment use for emergency response.~~

~~(5) All requests for the designated key lock box system shall be coordinated through the fire marshal and get approval for the location of the box on each site.~~

(c) The owner or operator of a structure required to have a key lock box shall, at all times, keep a key inside the key lock box and maintain operation of the key lock box at all times.

(d) Any person, entity, corporation, association, etc. who owns, operates, or maintains a structure, community, or complex subject to this section and in violation hereof shall be subject to the general penalty provisions found in section 1-12 of this Code. Further, during a response to an emergency, wherein access by emergency response vehicles are unable to enter a gated/controlled access, the City of Pooler shall be held harmless from any damage to a gated/controlled access. Where access is not provided, the property owner may be billed by the City of Pooler for the time, material, and equipment use for emergency response.

(e) The Fire Chief or their designee shall designate the type and brand of key lock box system to be implemented within the City and shall have the authority to require all structures to use the designated system. The approved key lock box brand is the Knox Rapid Access System AKA Knoxbox.

(f) All requests for a designated key lock box system shall be coordinated through the Fire Chief or their designee to obtain approval for the location of the key lock box on each site.

(g) The Fire Chief or their designee shall be authorized to implement rules and regulations for the use of the designated key lock box system.

(h) This article shall take effect immediately upon its passage.

**II**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**III**

If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

**IV**

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: 15<sup>TH</sup> day of JULY, 2024  
SECOND READING: 12<sup>TH</sup> day of AUGUST, 2024  
ADOPTED: 12<sup>TH</sup> day of AUGUST, 2024

CITY OF POOLER, GEORGIA

Karen L. Williams  
Karen L. Williams, Mayor

ATTEST:



Kiley Fusco  
Kiley Fusco, Clerk of Council