

Chapter 276

Fires and Fire Prevention

[HISTORY: Adopted by the Village Board of the Village of Campbellsport as indicated in article histories. Amendments noted where applicable.]

Article I

Conduct at Fires

[Adopted 2-8-2016 (Secs. 2-242 through 2-246 of the 2008 Code)]

§ 276-1 Special powers of chief during fire.

The Fire Chief may prescribe certain limits in the vicinity of any fire within which no persons, excepting firefighters and law enforcement officers and those admitted by order of any officer of the department, shall be permitted to come. The chief shall have the power to cause the removal of any property whenever it shall become necessary for the preservation of such property from fire, or to prevent the spreading of fire, or to protect the adjoining property, and during the progress of any fire he shall have the power to order the removal or destruction of any property necessary to prevent the further spread of the fire. He shall also have the power to cause the removal of all wires or other facilities and the turning off of all electricity or other services where the same impedes the work of the department during the progress of a fire.

§ 276-2 Firefighters may enter adjacent property.

It shall be lawful for any firefighter, while acting under the direction of the Fire Chief or other officer in command, to enter upon the premises adjacent to or in the vicinity of any building or other property then on fire for the purpose of extinguishing such fire; and in case any person shall hinder, resist or obstruct any fireman in the discharge of his duty as is hereinbefore provided, the person so offending shall be deemed guilty of resisting firemen in the discharge of their duty.

§ 276-3 Duties of bystanders to assist.

Every person who shall be present at a fire shall be subject to the orders of the Fire Chief or officer in command and may be required to render assistance in fighting the fire or removing or guarding property. Such officer shall have the power to cause the arrest of any person refusing to obey said orders.

§ 276-4 Injury to fire apparatus.

No person shall willfully injure in any manner any hose, hydrant or fire apparatus belonging to the Village, and no vehicle shall be driven over any unprotected hose of a fire department when laid down on any street, private driveway, track or other place, to be used at any fire or alarm of fire, without the consent of the fire department official in command.

§ 276-5 False fire alarm prohibited.

No person shall give or cause to be given a false fire alarm.

Article II

Fire Prevention

[Adopted 2-8-2016 (Secs. 2-247 through 2-256 and 2-258 of the 2008 Code)]

§ 276-6 Building plan review.

All building and project development plans for projects covered by this section shall be referred to the Fire Chief or his designee for examination and approval. Developers shall submit one set of plans for fire

department use. This shall apply to all new buildings in the Village, excluding the construction of one-family and two-family dwellings and appurtenant structures. Changes of use or modifications of existing buildings or structures shall follow the same procedure. Prior to the issuance of a building permit, written requirements shall be secured from the fire department relating to fire safety measures of the proposed development. If the Fire Chief or his designee finds that a proposed fire lane, fire hydrant, or other fire safety measures in a project does not comply with this section or the current version of the fire safety code as adopted by the Village and/or the State of Wisconsin, the Fire Chief or his designee shall be authorized to specify the changes necessary to bring the proposal into compliance. Appeals from orders of the Fire Chief or his designee shall be to the Zoning Board of Appeals. The Fire Chief or his designee shall inspect the construction of any fire lanes and the placement and specifications of any fire hydrants required by this section, and no occupancy permit shall be issued for any project covered by this section until the Fire Chief or his designee has inspected and approved the fire lanes and hydrants.

§ 276-7 Fire lanes and hydrants.

Fire lanes and fire hydrants required. Fire lanes and fire hydrants shall be required in accordance with this section on public or private property used for assembly, commercial, educational, industrial, institutional, or multifamily dwelling purposes and on private property containing residential developments consisting of three or more dwelling units to which access is provided from public street by a private road or driveway where any dwelling unit is set back more than 50 feet from the paved portion of the public street. Fire lanes may also be designated on those private roads where it is found by the Fire Chief that such access is necessary for firefighting equipment and apparatus. No building permit shall be issued without compliance with the terms of this section if any part of the area being developed contains any of the uses or conditions described in the subsection.

- A. Fire lane means a part of a public or private parking lot or private driveway or private road which is designated as a fire lane and designated to provide access for fire trucks to any building or location and which lanes meet the following minimum specifications:
 - (1) Not less than 24 feet wide at any point.
 - (2) Curves and turnarounds shall be designated for a forty-foot radius.
 - (3) Dead end lanes more than 300 feet long shall provide for a turnaround that is T-type or cul-de-sac at the closed end of the lane.
 - (4) The surface shall be paved with bituminous or concrete or other approved similar all-weather material and shall be of sufficient strength to support fire department equipment.
- B. Location and maintenance of fire lanes and fire hydrants. Fire lanes and fire hydrants shall be located where necessary to provide fire protection to all buildings and the premises. A fire hydrant shall be located not more than 500 feet from each building to be served by the hydrant, and all hydrants shall be accessible to fire lanes. All fire hydrants shall satisfy the minimum performance requirements established by the public works department and fire department for Village fire hydrants. Public works department and fire department personnel shall have free access to any property within the Village at any reasonable time for the purpose of inspecting, repairing and maintaining fire hydrants.
- C. Designation and signage of fire lanes. The owner or occupant of any premises where a fire lane is required under this section shall designate all fire lanes and shall post appropriate signs indicating the existence of all fire lanes and indicating that no parking is permitted on fire lanes, as specified and approved by the Fire Chief. Signs shall be used in such locations and in such a manner as in the judgment of the Fire Chief will carry out the purposes of this section and give adequate warning to users of the premises where the fire lanes and fire hydrants are located. Signage shall meet the following minimum standards:
 - (1) Where reasonably feasible, signs shall be erected within five feet of the beginning and within five feet of the end of the fire lane with spacing between signs not exceeding 75 feet. Each sign shall face

in the direction of oncoming traffic and shall be affixed to a stationary pole or object.

§ 276-8 Fire inspector; appointment; deputies.

The chief of the fire department shall hold the office of fire inspector, with power to appoint one or more deputy fire inspectors, who shall perform the same duties and have the same powers as the fire inspector.

§ 276-9 Duties.

It shall be the duty of the Fire Chief or his designee to inspect all buildings, premises and thoroughfares within the fire department contracted district limits for the purpose of noting and causing to be corrected any condition liable to cause fire at least once per calendar year pursuant to Wis. Adm. Code § SPS 314.01(13)(b)7.a., except the interiors of dwelling units, or as often as may be deemed necessary. In no case shall the period between inspections exceed 15 months. Repairs or alterations necessary to remove the hazardous condition shall be made within a reasonable time at the expense of the owner. In case the property owner believes the time allowed is unreasonable, he shall have the right to appeal to the Village Board. The inspector shall also investigate the storage and handling of explosives and inflammable liquids within the fire department contracted district.

§ 276-10 Records of inspections.

The chief shall keep a record of each property inspected which shall conform to the requirements of the state department of commerce and shall make the semiannual report of inspections required by the state department of commerce. This record can be in the form of either written or electronic documentation.

§ 276-11 Removal of fire hazard by owner.

Whenever or wherever in the Village any inspection by the Fire Chief or his deputies reveals a fire hazard, the chief or his deputies are invested with the authority to serve a notice, in writing, upon the owner of the property, giving said owner a reasonable time in which to remove the hazard. In case the property owner believes the time allowed is unreasonable, he shall have the right to appeal to the Village Board. To compensate for inspection and administrative costs, a fee of \$50 may be charged for any reinspection to determine compliance with an order to correct conditions which violate Code provisions under the jurisdiction of the fire department, except that no fee shall be charged for the reinspection when compliance is recorded. A fee of \$75 may be charged for a second reinspection, a fee of \$150 for a third reinspection and a fee of \$300 for each subsequent reinspection. In the event that the fire hazard is not removed within the time allowed, it shall be deemed a nuisance and the Fire Chief, or his deputy is authorized to have the same removed by the Village. The cost of such removal shall be recovered in an action by the Village against the owner of the property, together with all costs, disbursements, and reasonable attorney fees, said fees to be governed by the scale set by the county bar association for preparation and trial work in circuit court, and interest from the time the work is completed.

§ 276-12 Duty to maintain.

Any device, piece of equipment or system required to be installed by this Code or applicable standards referenced therein for which express maintenance requirements are not established shall be continuously maintained in good working condition.

§ 276-13 Safeguarding vacant premises.

Unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section.

- A. Security. Exterior openings and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked and otherwise protected to prevent entry by unauthorized individuals. Exterior openings which cannot be secured by locking an existing door or window shall be boarded up in the manner set forth by the United States Fire Administration's National Arson Prevention Initiative: Board Up Procedures, hereby incorporated by reference as if fully set forth herein. The USFA National Arson Prevention Initiative: Board Up Procedures shall be kept on file at the Fire Prevention Bureau.
- B. Fire protection. Fire alarm, sprinkler and standpipe systems shall always be maintained in an

operable condition, unless one of the following exceptions applies:

- (1) When the premises have been cleared of all combustible materials and debris if the Fire Chief or a designee determines the type of construction, fire separation distance and security of the premises do not create a fire hazard.
 - (2) Where such buildings, structures or premises shall not be heated and fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems may be placed out of service and standpipes are permitted to be maintained as dry systems without an automatic water supply, provided the building, structure or premises has no contents or storage and all windows, doors and other openings are secured as required.
- C. Fire separation. Fire-resistance-rated partitions, fire barriers, and fire walls separating vacant tenant spaces from the remainder of the building, structure or premises shall be maintained.
- D. Removal of waste and other materials. Persons owning or in charge or control of a vacant building, structure, premises or portion thereof shall remove all accumulations of flammable or combustible waste or rubbish therefrom. Such persons shall remove all flammable or combustible materials of any type therefrom if the premises are not protected by a sprinkler or sprinkler and standpipe system installed pursuant to the specifications set forth in this fire code. Such persons shall securely lock or otherwise block or secure doors, windows and other openings to prevent entry by unauthorized persons and maintain the premises clear of waste or hazardous materials.

§ 276-14 Denial of access prohibited.

No person shall deny the chief or his deputies' free access to any property within the Village at any reasonable time for the purpose of making fire inspections. No person shall hinder or obstruct the fire inspector in the performance of his duty or refuse to observe any lawful direction given by him.

§ 276-15 Disclaimer on inspections.

The purpose of fire inspections is to comply with the fire inspection provisions of the state codes. The inspections and the reports, findings and orders issued after such inspections are not intended as, nor are they to be construed as, a guarantee. The findings of the inspections are intended to report conditions of non-compliance with Code provisions that are readily apparent at the time of inspection. The inspection does not involve a detailed examination of the mechanical systems of the closed premises. The Village makes no warranty or representation, expressed or implied, that its inspection of the property has discovered all fire code violations or all fire hazards or that this report contains a complete list of all fire code violations existing on the property inspected herein.

§ 276-16 Violations and penalties.

Any person who shall violate any of the provisions of this article shall be subject to a penalty as provided in § 1-4.

Article III Key Lock Box System

[Adopted 6-9-2012 by Ord. No. 328; amended in its entirety 11-11-2013 (Ch. 8, Art. I, of the 2008 Code)]

§ 276-17 Purpose.

Campbellsport Village Board has determined that the health, welfare and safety of the citizens of the Village of Campbellsport are promoted by requiring certain structures to have a key lock box installed on the exterior of the structure to aid the Campbellsport Fire Department in gaining access to or within a structure when responding to calls for an emergency service, and to aid access into or within a building that is secured or is unduly difficult to gain entry to due to being either unoccupied or the occupants are unable to respond.

§ 276-18 Key lock box system.

- A. The following structures shall be equipped with a key lock box at or near the main entrance or such other location as required by the Fire Chief:
- (1) Commercial or industrial structures.
 - (2) Multifamily-residential structures that have restricted access through locked doors but have a common corridor for access to the living units.
 - (3) Schools, whether public or private.
 - (4) Government structures and nursing care facilities unless the building is staffed or open 24 hours.
- B. All new construction, or any remodeling required to have a building permit issued shall have a key lock box installed and operational prior to the issuance of an occupancy permit. All structures in existence on the effective date of this article shall be encouraged to install a key lock box, but it will not be mandatory. All structures in existence on the effective date of this section shall have 12 months from enactment date of the ordinance from which this section derives to have a key lock box installed and operational.
- C. The type of key lock boxes to be implemented within the Village of Campbellsport shall be a Knox® Box brand system.

§ 276-19 Installation.

- A. All Knox® Boxes shall be installed to the lock side of the main business door.
- B. All Knox® Boxes shall be flush or surface mounted between five and seven feet from the ground to the center of the entry if possible.
- C. If the rapid entry box system cannot be installed at the aforesaid location and/or height, the Campbellsport Fire Chief may designate in writing a different location and installation specifications.
- D. All realty and/or property with an electronic security gate shall have the Knox® Box installed outside of the gate.
- E. A window decal that is included when the Knox® Box is shipped shall be placed on the exterior access door to alert the fire department that a key box is provided.
- F. The Campbellsport Fire Chief must approve any changes in the installation.

§ 276-20 Maintenance.

The operator of the building shall immediately notify the Campbellsport Fire Chief and provide the new keys when a lock is changed or rekeyed. The key to such lock shall be secured in the Knox® Box.

§ 276-21 Contents of lock box.

The contents of the lock box are as follows:

- A. Keys to locked points of ingress or egress, whether on the interior or exterior of such buildings.
- B. Keys to all mechanical rooms.
- C. Keys to all locked electrical rooms.
- D. Keys to elevator and their control rooms.

- E. Keys to the fire alarm panels.
- F. Keys (special) to re-set pull stations or other fire protective devices.
- G. Keys to any other areas as requested by the Campbellsport Fire Chief.

§ 276-22 Fire Department responsibilities.

- A. No fire department personnel shall carry a Knox® Box key.
- B. All Knox® Box access keys shall be installed in a Knox® Box KeySecure system installed in the fire apparatus.

§ 276-23 Exceptions to requirement to install key lock box system.

The following structures are encouraged to but are exempt from the mandate to install a key lock box system:

- A. Single-family structures and multifamily structures that do not meet the definition set forth in § 276-18A.
- B. Structures that have twenty-four-hour, three-hundred-sixty-five-day on-site security personnel or have other personnel on site.
- C. Businesses that are open and staffed 24 hours, 365 days per year (which may include but are not limited to nursing homes, hospitals, police stations, etc.).
- D. Rental storage facilities where there is a single lock on the separate storage pods that are rented are supplied; provided, however, the entry security gates(s) will require a Knox® Box if electronically controlled or locked with a master key issued by the landlord to all tenants.

§ 276-24 Violations and penalties.

Any person, entity or corporation who has violated any provisions of this section or who has failed to comply with any order issued by Campbellsport Fire Chief or his designee, or has failed to comply with any order issued pursuant to any section thereof shall, upon conviction before the proper judicial authority, be punished according to the penalties set forth in § 1-4, General penalty. Each day a violation continues shall be considered a separate offense.

Effective Date. This Ordinance shall take effect immediately upon its adoption, approval, and publication. Adopted, recorded and approved this 18 day of February 2019.

David Krebs

David Krebs Village President

ATTEST:

Becky A. Tellier

Becky Tellier, Village Clerk

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