



#### **17.04.225 Access Standards for Controlled Accessed Gates**

The International Fire Code, 2006 Edition, Section 503.6 is hereby deleted in its entirety and replaced with the following:

##### **503.6 Security Gates.**

1. No public street shall be obstructed. Gated access will only be considered for private streets, approved Planned Unit Developments, apartment projects, or 2-acre or greater private street developments, or other subdivision plats approved by the City Council for private streets. The planning commission and city council shall approve all preliminary plats submitted with private street and gated access.
2. The gate shall be located a sufficient distance from a public street to allow four (4) cars to line up at the gate without interfering with vehicles utilizing the public street; the minimum acceptable distance from the gate opening device or pedestal shall be no less than eighty (80) feet.
3. A turn around lane shall be provided for vehicles unable to enter the gated development.
4. Road spikes, barbs, or other tire damaging devices shall not be allowed at any gate.
5. The City Council shall approve all circulation plans for this type of development and may require multiple entrances.
6. Adopted City of Edmond standards for streets, sidewalks, fire lanes, fire hydrants, and other engineering requirements shall apply to controlled access developments.
7. The homeowners association shall be responsible for the following:
  - (a) Maintenance and repairs of the private streets and/or fire lanes, and to provide the funds thereof, for the maintenance and repairs through the use of assessments.
  - (b) Maintenance, testing and repairs of all functions of the gate.
  - (c) Establishing the access code, and assuring that the emergency services have the property code number. Changing the code will not be allowed without proper notification, inspection and approval.
  - (d) Scheduling and accompanying the Fire Prevention officers during periodic inspection and testing of the operating systems.
  - (e) Maintaining a service agreement with a qualified contractor to insure year round maintenance.
  - (f) Providing a current name, address, and emergency contact numbers of members responsible for the gate to the fire department.

8. The minimum gate opening used as a single entrance and exit shall have a clear width of not less than twenty (20) feet.
  - (a) Exception: Where dual gates are used for separated entrance and exit lanes the minimum clear width of each gate shall not be less than 15 feet.
9. An entry keypad shall be located on a pedestal near the normal access route. The entry code will be used for non-emergency access. The access code shall be given to the Fire Department. Any change in the code must be reported to the Fire Department and an acceptance test must be conducted.
10. An emergency pull box or Knox key switch shall be located on the keypad pedestal. When activated, the pull box or Knox switch will cause all gate(s) to open and stay open until the emergency system is reset by responsible member(s) of the homeowners association.
11. An emergency release, hitch pin, shall be installed on the control arm. This hitch pin, when removed, will detach the control arm from the gate(s) and allow the gate(s) to swing open freely to the clear width of the gate with manual intervention. No locks, bolts or devices requiring tools shall be installed.
12. A battery back-up system shall be provided for all gates. These batteries will be trickle charged to maintain electrical energy, and in the event of loss of normal electrical current cause all gate(s) to open and remain open until reset by the homeowners association or the return of electrical power.
13. The location of all entrance pedestals emergency pull boxes, Knox key switches, key pads, hitch pins, related equipment, operation of gate, signage, opening design, swinging or sliding operation of the gate or any other design specification shall be constructed and installed in accordance with the plans approved by the appropriate City staff.
14. The minimum paving width for all lanes entering and exiting the development shall not be less than twenty (20) feet in width. There shall be no parking on said twenty-foot roadway. Appropriate signage shall be provided. If parking is requested the minimum width of the roadway shall be twenty-six (26) feet.
15. Should any problem occur in the operation of the gate or any violation of any section of this document, the gate shall remain open and accessible until the problem is resolved and/or the gate is repaired and tested.
16. The design of all cul-de-sacs, dead-ends, turn-arounds, and entry or median street curb lines shall be subject to the approval of the City.
17. The City shall approve an access agreement with the developer, homeowner's association, or other responsible property owners providing for an annual inspection of each gate to insure that each gate is tested to meet all of the construction requirements prior to it being approved for operation or continued operation at any point the gate fails to meet the standards. The verification of the access agreement and a copy will be kept on file at the Fire Department with the contractor's name, address, 24-hour a day telephone numbers, and the developer, homeowner's representative, or responsible property owner's name, address, and telephone number shall be a minimum requirement for approval of the annual inspection of the gate.

18. In residential plats containing fifteen (15) lots or less, the City Council for the City of Edmond may grant a variance regarding controlled access gates insofar as decreasing the minimal acceptable distance from the gate opening to less than eighty (80) feet where other viable options exist for stacking vehicles or for expediting efficient and safe vehicular traffic and the City Council may grant a variance regarding the minimum gate opening width when it is indicated that the minimum gate width of twenty(20) feet is unreasonable for the particular development. When considering the variance the Council, among other things, shall consider the number of lots accessed by the gate and the operation of the gate mechanism during an emergency situation.

(a) 503.6.1 Security Gates on Commercial Properties. Security gates provided for properties other than residential developments must be submitted to the code official for approval. The gate must be provided with emergency access by a Knox system and manual release. Final approval of the gate requires testing and inspection before it is put into operation. The property owner is responsible for scheduling and accompanying a fire prevention officer for periodic inspection and testing of the operating system.

(b) 503.6.2 Security Gates on Residential Properties. Security gates provided for single family residences must be submitted to the code official for approval. The gate must be provided with emergency access by a Knox system. Final approval of the gate requires testing and inspection before it is put into operation. The property owner is responsible for scheduling and accompanying a fire prevention officer for periodic inspection and testing of the operating system.

(Ord. 2270, April 1996; Ord. No. 2648, § 1, 9-24-01; Ord. No. 2779, § 26, March 10, 2003; Ord.3052, § 24, November 13, 2006).