

outside audible warning devices, and those structures that have an automatic fire suppression system as defined by New Jersey Uniform Fire Code (N.J.A.C. 5:70-1.1 et seq.).

Condominium shall mean "condominium" as defined by the Condominium Act, N.J.S.A. 46:8B-1 et seq., and specifically as defined in N.J.S.A. 46:8B-3.

Condominium association shall mean "association" as defined by the Condominium Act, N.J.S.A. 46:8B-1 et seq., and specifically as defined in N.J.S.A. 46:8B-3.

Condominium unit owner shall mean "unit owner" as defined by the Condominium Act, N.J.S.A. 46:8B-1 et seq., and specifically as defined in N.J.S.A. 46:8B-3.

Dwelling unit shall mean all dwelling units as defined by Chapter XIV of the Revised General Ordinances of the City of Wildwood.

Key box shall mean a box for the storing of keys to or for rooms or areas, access to which is capable of being locked with a key operated lock. Such rooms or areas include, but are not necessarily limited to, common areas, lobbies, mechanical equipment rooms, electrical rooms, elevator controls and other secured or fenced areas. Key boxes shall be approved for such use by the Underwriters Laboratory (UL) and by both the City of Wildwood Fire Chief and the Chief of Wildwood Fire Official.

Structure shall mean all structures within the City of Wildwood except that for the purposes of this section, structures shall not be deemed to include Use Group R-3 and Use Group R-4 as defined by the New Jersey Uniform Fire Code N.J.A.C. 5:70-1.1 et seq.), as amended from time to time, as referenced by Chapter XIII of the Revised General Ordinances of the City of Wildwood, nor to municipally owned structures.

Structure owner shall mean the individual, firm, corporation, partnership, trust or other legal entity holding title to the subject structure. In the case of a structure housing condominiums, "structure owner" shall mean the condominium association or, in the event there is no condominium association, then "structure owner" shall mean all of the condominium owners collectively.

13A-2.2 Key Boxes.

- a. The following structures shall be required to be equipped with a key box:
 1. All structures that are required by law to be equipped with, or contain an automatic fire alarm or suppression system.
 2. All structures that are classified as falling within any of the following Use Groups, as said use groups as defined by the New Jersey Uniform Fire Code (N.J.A.C. 5:70-1.1 et seq.), as amended from time to time.
 - (a) Use Group "A"
 - (b) Use Group "E"
 - (c) Use Group "F"
 - (d) Use Group "H"
 - (e) Use Group "I-1"
 - (f) Use Group "R-1"
 - (g) Use Groups "R-2," "R-3" and "R-4," so long as the primary access to the individual units within the subject structure is obtained from the common, interior hallway. As to structures falling within Use Groups "R-2," "R-3" and "R-4," where the primary access to the individual units within the subject structure is not obtained from the common, interior hallway, compliance with this section shall be on a voluntary basis.
 3. All governmental facilities.
- b. *Location.* Key boxes shall be installed in a location that is approved by the City of Wildwood Fire Chief and the City of Wildwood Fire Official.
- c. *Contents.* As to each structure that is required to have a key box, the key box shall contain keys to the following:
 1. All points of egress capable of being locked, whether on the interior or exterior of the structure;
 2. Mechanical equipment rooms;
 3. Electrical rooms;
 4. Elevator controls;
 5. Fenced or secured area;
 6. Any other room, enclosure, or area as directed by the City of Wildwood Fire Chief or by the City of Wildwood Fire Official.

13A-2.3 Time for Compliance.

All newly constructed buildings, not yet occupied or buildings currently under construction shall comply immediately with this section. All residential use group structures shall comply within six months of the effective date of this section. All other Use Group structures shall comply within nine months of the effective date of this section. Any structure, regardless of Use Group that is subject to the requirement of a certificate of continued occupancy, shall comply prior to the issuance of a CCO. Once a structure has been brought into compliance with this section, said structure shall remain in compliance with this section.

13A-2.4 Violations and Penalties.

a. *Notice of Violation.* No structure owner shall be charged with a violation of this section unless written notice of a violation personally is delivered to the structure owner or is sent by regular first class mail and simultaneously by certified mail, return-receipt requested to the structure owner at the structure owner's address as appears on the tax records of the City of Wildwood and the structure owner then is afforded ten calendar days (weekends and legal holidays included) from the date of the personal delivery of the notice of violation to the structure owner