

# COPY

ORD. NO. 6613  
FILE NO. 437



**AN ORDINANCE AMENDING THE RULES GOVERNING FIRE ALARM AND SECURITY SYSTEMS, AND CONNECTION TO THE CRYSTAL LAKE WIRELESS ALARM NETWORK (CLWAN) INCLUDING SCOPING, INSTALLATION, TRANSMISSION OF SIGNALS, MAINTENANCE OF SYSTEMS, REGISTRATION OF SYSTEMS, AND FALSE ALARM FEE REGULATIONS.**

WHEREAS, the City of Crystal Lake requires the owners of certain buildings and properties to install fire alarm systems for fire protection purposes which transmit automated alarm signals to a remote supervising station; and

WHEREAS, other owners of property within the City of Crystal Lake install burglar and hold-up alarm systems to protect against unlawful entry into their buildings, which systems result in automated emergency transmissions; and

WHEREAS, the Corporate Authorities of the City of Crystal Lake have determined that in order to promote alarm system efficiency and alarm system operations, and in the interest of improving public safety and welfare, that a wireless alarm network is the preferred method to initiate the dispatch of municipal police and fire services; and

WHEREAS, wireless transmission of activated automated emergency alarms is a more cost effective and viable means of transmitting signals from activated emergency alarms than the current system; and

WHEREAS, the City has determined it can reduce property owners' costs for the transmission of automated alarm systems by having wireless connection to the City's remote supervising station; and

WHEREAS, the City has concluded that a wireless alarm network will decrease the number of false alarms, resulting from faulty land lines, by as much as thirty percent (30%); and

WHEREAS, the City has entered into a contract with Fox Valley Fire and Safety for the purpose of providing and maintaining a wireless radio monitoring system that will transmit alarm and trouble signals to the City's remote supervising station via a radio transmitter.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crystal Lake, McHenry County, Illinois, pursuant to its home rule authority, as follows:

SECTION 1: Chapter 154, Alarms of the Code of Ordinances, City of Crystal Lake, Illinois, is hereby replaced in its entirety with the following:

**ARTICLE I**  
**General Provisions**

**§ 154-1. Fire alarm design and installation.**

Fire alarm systems shall be designed and installed in accordance with the provisions of NFPA 72, the National Fire Alarm Code, 2007 Edition, the International Building Code (IBC), as required pursuant to Chapter 187, the International Fire Code (IFC) as required pursuant to Chapter 251 and this ordinance. Devices, appliances and equipment shall be listed and approved for the purpose for which they are installed.

**§ 154-2. Security system defined.**

"Security system" will be defined as an assembly of equipment designed and installed to signal the presence of a hazard, unauthorized entry, burglary, robbery, duress, or other circumstance requiring urgent attention to which police personnel are expected to respond, but shall not include such a device(s) installed in motor vehicles.

**§ 154-3. Fire alarm and detection system required.**

An approved fire alarm and detection system shall be provided within the City of Crystal Lake (City) where required by this ordinance and the IBC/IFC and as amended by the City.

**§ 154-4. Supervision of fire protection systems.**

Where a fire alarm system unit is required in any section of the IBC or IFC to be monitored by an approved supervising station, the primary supervising station shall be the City's dispatch center. Alarm, supervisory (where applicable) and trouble signals shall be transmitted to the City's dispatch center by the Crystal Lake Wireless Alarm Network (CLWAN). The method of connection to the remote supervising station shall be in accordance with Article II of this ordinance. Nothing in this ordinance shall prohibit the use of other supervising station methods as a secondary monitoring method.

- A. Supervision of existing directly connected alarm systems. All existing required fire alarm and security systems connected to the City's remote supervising station by a dedicated phone line as of October 1, 2010, shall convert to the CLWAN on or before March 18, 2011.
- B. Supervision of security systems. Where a security system is supervised directly by the City's remote supervising station, the method of connection shall be in accordance with Article II of this ordinance.

- C. Supervision of nonrequired fire alarm systems. Where a nonrequired fire alarm system is directly connected to the City's remote supervising station, the method of connection shall be in accordance with Article II of this ordinance.
- D. Supervision of systems not currently monitored by Crystal Lake remote station. Fire alarm systems not currently monitored by the City's dispatch center shall convert to the CLWAN by the following dates:
  - (1) Monitored sprinkler systems shall convert to the CLWAN on or before March 18, 2013.
  - (2) Fire alarm systems shall convert to the CLWAN on or before March 18, 2016.

**§ 154-5. Alarm user information.**

On an annual basis, or more frequently if needed, every alarm user shall provide to the City current information about the alarm system and alarm system environment. Updated key holder information is required for any alarm system connected to CLWAN or to a central station. Each alarm user shall provide current information as required by the emergency alarm installation permit. Failure to provide current information is considered a violation of this chapter and subject to fines as specified in the general penalty provisions of the Crystal Lake City Code.

**ARTICLE II**  
**Wireless Alarm Network**

**§ 154-6. Connection method.**

The method of connecting directly to the City's dispatch center shall be by the CLWAN, or other alternate connection means as approved by the Chief of the Crystal Lake Fire Rescue Department. All new fire alarm system control units connected to a CLWAN radio transceiver shall be provided with at least one reverse polarity output, except that fire alarm control panels monitoring supervisory signals (tamper switches, fire pump conditions, etc.) shall be provided with two reverse polarity outputs. All fire alarm control units shall be UL-listed for remote supervising station signaling of manual, automatic, water flow (where applicable) and supervisory (where applicable) signals by the reverse polarity method. For existing fire alarm control units, other listed and supervised methods of connection between the fire alarm control unit and the radio transceiver shall be permitted. A minimum 12-24V filtered DC signal shall be provided from the fire alarm control unit to the radio transceiver.

**§ 154-7. Connection method for security systems.**

The method of connecting a security system to a CLWAN radio transceiver shall be in accordance with the equipment manufacturer's installation instructions and industry standards, subject to the approval by the City.

**§ 154-8. Primary power required.**

The fire alarm contractor, security contractor, or responsible electrical contractor shall provide a 1900 box directly above and within three feet of the fire alarm control unit (or security panel if the radio transceiver is to be used for security system monitoring only). The 1900 box shall

house the A/C primary power source for the fire alarm control unit (or security panel). Sufficient additional wire shall be left in the 1900 box to allow for the CLWAN dealer to splice into the A/C conductors to obtain power for the radio. For existing fire alarm or security system installations, when a 1900 box and A/C primary power source are not provided, other wiring methods may be permitted by the City.

**§ 154-9. Application process.**

All connections to the CLWAN shall be preceded by an application process. The City shall provide to owners, agents or occupants of buildings within the City and fire district served by either the Crystal Lake Fire Rescue Department or Crystal Lake Police Department, requiring or requesting connection to the CLWAN, forms and contracts which shall be completed and returned to the City prior to the City's approval of the connection of a fire alarm system, or security system, to the CLWAN.

**§ 154-10. Alarm system monitoring fees.**

- A. The fees for the monthly monitoring of signals are listed in Chapter 241, Fees, of the Code of the City of Crystal Lake.
- B. Connections made to the CLWAN on the first through the 15<sup>th</sup> of the month will be charged the applicable full monthly monitoring fee for the first month of service. Connections made on the 16<sup>th</sup> through the last day of the month will be charged ½ of the applicable monthly monitoring fee for the first month.
- C. The fees may be billed on the following cycle and conditions:
  - (1) Monthly.
  - (2) Quarterly.
  - (3) Semi-annually.
  - (4) Annually.
- D. All fees shall be paid to the City of Crystal Lake.

**§ 154-11. Temporary monitoring fees.**

During the transition from the hard-wired connection to the CLWAN, existing fire alarm and security systems sending their signals to the City's dispatch center still using a direct-connect phone line may have their systems monitored by equipment operated by the City of Crystal Lake instead of the current provider ADT. When this occurs, the responsible party for the fire alarm or security system will be invoiced by, and shall pay a monthly monitoring fee to the City in the amount of \$25 until such time that the fire alarm or security system signals are being transmitted by the CLWAN, at which time the monthly monitoring fees in § 154-10 shall apply.

**§ 154-12. Fire/Security systems registration.**

This section shall apply to all fire alarm and security systems connected to the CLWAN. Each fire alarm and security system within the City shall be registered if connected to the CLWAN. Registration of the fire alarm and security systems is intended to provide the City and the City's dispatch center with current information related to the fire alarm and security systems, including,

but not limited to, its owner, the responsible party, night/after-hour call information, fire alarm and security system maintenance contractor, and the results of the required annual fire alarm inspection. Each fire alarm and security system owner shall complete a registration form provided by the City at the time of initial connection to the CLWAN.

**§ 154-13. Initial connection fees.**

When a new fire alarm or security system(s) is connected to the CLWAN, a one-time installation fee, in addition to the system monitoring, shall be paid to the City prior to initial connection to the CLWAN as indicated in Chapter 241, Fees, of the Code of the City of Crystal Lake.

**§ 154-14. Fees waived.**

Installation fees shall be waived for all existing fire alarm and security systems connected to the City's remote supervising station by a dedicated phone line as of October 1, 2010, that convert to the CLWAN on or before October 1, 2011.

**§ 154-15. Network equipment ownership.**

The City is the owner of all equipment associated with the CLWAN. Subscribers to the CLWAN will be provided with a radio transceiver that replaces the traditional phone circuit for connection to the City's remote supervising station. The subscriber, through the monthly monitoring fee, is leasing the radio transceiver from the City.

**§ 154-16. Network equipment installation and maintenance.**

The installation, annual and necessary maintenance, testing, and repair of the radio transceiver at the subscriber's premises will be completed solely by a fire alarm dealer chosen by the City. The City will contract with a single dealer to provide this service. Subscribers to the CLWAN will be advised of the dealer's identity. Subscribers shall allow the City's dealer access to the radio transceiver during normal business hours for all required or necessary installation, annual and necessary maintenance, testing, and repair.

**§ 154-17. Fees associated with radio transceiver installation.**

The City will install the necessary radio transceiver at the subscriber's location at no cost to the subscriber, other than those indicated in § 154-13, Initial connection fees, when a standard installation, as established by the City, can be accomplished by the City's dealer.

**§ 154-18. Maintenance of fire alarm systems.**

All fire alarm systems shall be subject to inspection, testing and maintenance in accordance with the City's adopted fire code. Documented annual test results shall be provided to the City. While the City will repair and maintain its CLWAN equipment, including the radio transceiver at the subscriber's location, it is the duty of the responsible party of the fire alarm system within the premises to provide the required inspection, testing and maintenance at his/her own expense.

**ARTICLE III**  
**False Alarms**

**§ 154-19. False alarm determination; response.**

- A. For the purpose of this section, there shall be a rebuttable presumption that a fire alarm or security system activation was a false alarm where the City determines that:
- (1) There is no evidence of a fire or other smoke, noxious gas or high temperature on the protected premises that would warrant a call for immediate emergency response; and
  - (2) There is no evidence that violent weather conditions, electrical power failures, transmission line malfunctions, or other extraordinary circumstances beyond the control of the alarm user caused the activation of the alarm.
- B. Response to a trouble fire alarm received through a central station.
- (1) If the Crystal Lake Fire Rescue Department responds to a false alarm and it is determined that the cause of the false alarm was the negligence of the alarm user for failing to contact the City's dispatch center of work being done on the alarm, the alarm user will be subject to a fine as set forth in Chapter 248, Fines.
  - (2) If the Crystal Lake Police Department responds to a false alarm and it is determined that the cause of the false alarm was the negligence of the alarm user for failing to contact the City's dispatch center of work being done on the alarm, the alarm user will be subject to a fine as set forth in Chapter 248, Fines.

**§ 154-20. False alarm fees.**

A false alarm fee is hereby imposed on the responsible party of any alarm system connected to CLWAN, central station or by any other means of notification to reimburse the City for the costs incurred in the response to excessive, false alarms. False alarm fees are referenced in Chapter 248, Fines, of the Code of the City of Crystal Lake.

**§ 154-21. No warranties or representations.**

Nothing in this Ordinance shall constitute a representation or warranty that the alarm system or the monitoring of the alarm system will prevent any loss by fire, burglary or otherwise, or that the system will in all cases provide the protection for which it is installed or intended. The City makes no representations or warranties, either expressed or implied, as to any matter whatsoever, including without limitation the condition of the equipment, its merchantability or its fitness for a particular purpose. A subscriber may not rely on any representation or warranties by the City, express or implied, and nothing in this Ordinance or the requirements of this Ordinance shall be deemed to create any express or implied warranty.

**§ 154-22. City not an insurer.**

The City is not an insurer under this Ordinance and the subscriber assumes all risk of loss or damage to the subscriber's premises or contents thereof. The subscriber shall have the right to purchase whatever insurance the subscriber requires in order to protect its property and/or person(s) from injury or the commission of any crime. In addition, this Ordinance does not create any certainty with regard to the response time of any fire department or police department should either or both of these departments be dispatched as a result of a signal being received by the equipment required by this Ordinance. Nothing in this Ordinance waives or releases any and all statutory or common law immunities of the City of Crystal Lake which are specifically reserved.

#### **ARTICLE IV Penalties and Appeals**

##### **§ 154-23. Penalty.**

Any person, firm, or corporation violating any provision of this chapter or not in compliance with this chapter shall be fined pursuant to Chapter 1, General Provisions, Article II, General Penalty, for each offense, and in accordance with Chapter 248, Fines. Each day that a violation or noncompliance is permitted to exist shall constitute a separate offense.

##### **§ 154-24. Appeals.**

Any person receiving a notice of violation or noncompliance may appeal the determination. The notice of appeal must be received within 10 days from the date of the notice of violation. Hearing on the appeal before the Administrative Law Judge shall take place within one month from the date of receipt of the notice of appeal.

SECTION 2. That Chapter 241, Fees of the Code of Ordinances, City of Crystal Lake, Illinois, is hereby amended by adding the following:

##### **§241-45. Crystal Lake wireless alarm network (CLWAN).**

- A. Monitoring fee.
  - (1) Fire alarm system (FAS): \$80.
  - (2) Security alarm system (SAS): \$80.
  - (3) Both FAS and SAS: \$105 (\$80 FAS plus \$25 SAS).
- B. Installation, programming, and connection fee.
  - (1) October 1, 2010 through September 30, 2011: \$0.
  - (2) After September 30, 2011: \$200.
  - (3) Nonstandard installation: \$125 plus vendor hourly rate.
  - (4) Replacement of damaged radio: \$800.
  - (5) Remove subscriber location radio: \$50.
  - (6) Disconnect/Reinstall radio: \$170.

SECTION 3. That Chapter 248, Fines of the Code of Ordinances, City of Crystal Lake, Illinois, is hereby amended by adding the following:

§248-2. Fines enumerated

Code Section	Violation	Fine	
		Minimum	Maximum
154-19B	Response to trouble fire alarm received from central station	\$200	\$200

Section 248-2 is amended to update references to Chapter 154. "154-6A" and "154-6B" are updated to refer to "154-20." The entries for § 154-6C and D are repealed.

SECTION 4. That in Chapter 187, Building Code, § 187-2A(26) is deleted and replaced with the following:

(26) Section 903.4.1, Signals, shall be revised as follows:

**903.4.1 Signals.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved remote supervising station as defined in NFPA 72 or, when approved by the Fire Code Official, shall sound an audible signal at a constantly attended location. The remote supervising station shall be the City's dispatch center. The method of connection shall be the CLWAN.

**Exceptions:**

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

SECTION 5. That in Chapter 187, Building Code, § 187-2, Additions, insertions and amendments, is hereby amended by adding the following to Subsection A:

(31.1) Section 907.14, Monitoring, is revised as follows:

**907.14 Monitoring.** Fire alarm systems required by this chapter or by the *International Fire Code* or nonrequired systems shall be automatically transmitted to an approved remote supervising station in accordance with NFPA 72. The remote supervising station shall be the City's dispatch center. The method of connection shall be the CLWAN.

**Exceptions:** Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

SECTION 6. That in Chapter 251, Fire Code, § 251-2, Additions, insertions and amendments, is hereby amended by deleting Subsection A(27) and replacing it with the following:

(27) Section 903.4.1, Signals, is revised as follows:

**903.4.1 Signals.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved remote supervising station as defined in NFPA 72 or, when approved by the Fire Code Official, shall sound an audible signal at a constantly attended location. The remote supervising station shall be the City's dispatch center. The method of connection shall be the CLWAN.

**Exceptions:**

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

SECTION 7. That in Chapter 251, Fire Code, § 251-2, Additions, insertions and amendments, is hereby amended by adding the following to Subsection A:

(32.1) Section 907.15, Monitoring, is revised as follows:

**907.15 Monitoring.** Fire alarm systems required by this chapter or by the *International Building Code* or nonrequired systems shall be automatically transmitted to an approved remote supervising station in accordance with NFPA 72. The remote supervising station shall be the City's dispatch center. The method of connection shall be the CLWAN.

**Exception:** Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

SECTION 8. All ordinances and parts of Ordinances in conflict with or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict of inconsistency.

SECTION 9. That if any part or portion of this Ordinance shall be declared invalid by court of competent jurisdiction, such invalidity shall not affect the remainder of this Ordinance.

SECTION 10. This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form as provided by law.

SECTION 11. This Ordinance shall be printed and published in pamphlet form by order

of the City Council of the City of Crystal Lake.

YEAS: 7

NAYS: 0

ABSENT: 0

Passed and Approved this 5<sup>th</sup> day of October 2010

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY:



Aaron T. Shepley, Mayor

SEAL

ATTEST:



Nick Kachiroubas, City Clerk