

Beaufort County
Gate Access Program

PURPOSE

Electronically operated gates are used in Beaufort County to provide security to both residential and commercial structures. Because of the many control methods used to operate them, these gates can become barriers to emergency responders trying to gain access to the properties. The commitment of Beaufort County is to reduce the response times to all areas of the county, including the areas protected by electronic security gates. This has led to the development of a program to insure a standard access control method for all electronically operated security gates. This program utilizes the “Click2Enter” (C2E) radio controlled gate opener as the preferred method of operation of these gates during emergency responses. This program also addresses means of securing manual gates.

DISCLAIMER

This document has been created to act as a “guide” for the installation and operation of electronically operated gates and C2E gate openers and is not to be confused with actual codes or code requirements.

AUTHORITY

The Beaufort County Ordinance Section 106-2829 (g), regulating installation, operation and maintenance of gates and barriers across fire access roads, is based on Chapter 5, Section 503 of the International Fire Code, to wit:

(g) Gate access. The installation of gates across fire apparatus access roads must be approved by the DRT. All developments that utilize electronic vehicular access gates shall install an emergency gate opener approved by the applicable fire chief. The owner of the property shall be responsible for all costs associated with the purchase, installation, and maintenance of this system. All electronic vehicular access gates legally existing prior to the adoption of this amendment and serving more than one residential lot or a commercial development shall have twelve months from the effective date of this amendment to comply with this subsection.

PROGRAM COORDINATOR: The Beaufort County Fire Code Official will act as Program Coordinator (PC). PC is the person with the overall responsibility for coordinating and maintaining the requirements set forth in this document.

PROCEDURES

A. Definitions

- 1) Approved - refers to approval by the Fire Chief or designee as the result of investigation and tests conducted by the Fire Chief or by reason of accepted principles or tests by national authorities or technical or scientific organizations.
- 2) Authority Having Jurisdiction - is any agency having statutory authority to enforce federal, state, county, city or district laws, ordinances or standards.
- 3) Fire Apparatus Access Road - is a road that provides fire apparatus access from a fire station to a facility, building, or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.
- 4) “Free Exit” Device - is a control device that recognizes the presence of a vehicle attempting to exit through a gate and automatically opens the gate to allow for the vehicle to exit. This device may also be called an Exit Loop, Exit Pad or Exit Eye.
- 5) Gated Community Development - is a community that may consist of single or multifamily dwellings and are enclosed within a geographical area by restrictive gates.
- 6) Gates and Barriers - refer to gates, crossbars, doors or other obstructive devices which are utilized for the purpose of restricting, controlling or obstructing entry or exit by motor vehicles to or from a private roadway. Gates manned on a 24 hour, 7 day-per-week basis that have an electric blocking device shall have the C2E system installed.
- 7) Pedestrian Gate - is a gate used exclusively for pedestrian entry and egress. These gates are usually proximal to vehicular access gates and may be manually or electronically operated.
- 8) Private Driveway - is a private way for vehicular travel that provides access from an off-street parking area to a public or private drive.
- 9) Private Street or Roadway - means any roadway not indicated as a public right-of-way that is owned and maintained by abutting property owners, or association of property owners that is utilized for the purpose of providing vehicular access to a subdivision, apartment complex, condominiums or other residential development or wild land, excluding off-street parking areas, driveways and driveways to off-street parking areas.

- 10) Program Coordinator – (PC) is the person with the overall responsibility for coordinating and maintaining the requirements set forth in this document.
- 11) Residential Properties - includes single and multifamily dwellings such as apartments and condominiums.
- 12) Shall - indicates a mandatory requirement.
- 13) Should - indicates a recommendation that is advised but not required.
- 14) Standard - means the rules and regulations contained in the Beaufort County Zoning and Development Standards Ordinance and the International Fire Code.
- 15) Edge of Right-of-Way - the extent of the land secured and reserved by a public or private entity having jurisdiction over the roadway or other facility contained therein for the construction and ongoing maintenance of the roadway or other facility and its appurtenances.”
- 16) Vehicular Access Gate - is a gate intended for vehicle passage. These gates may be manually or electronically operated.

B. Standard Requirements for C2E Installation and Operation

- 1) The Program Coordinator will be responsible for verifying programming and operation of all C2E gate openers. Programming frequencies will be issued by Beaufort County Emergency Management.
- 2) C2E gate openers will be required on all commercial properties and residential properties of 2 or more lots that have an electronically operated vehicular access gate built across fire apparatus access roadways in Beaufort County.
- 3) All electronic vehicular access gates newly constructed or renovated will require the purchase and installation of a C2E radio controlled emergency gate opener. The owner of the property will be responsible for all cost associated with the purchase and installation of the C2E gate opener.
- 4) C2E gate openers will be required on all existing commercial properties and existing residential properties of 2 or more lots that have an electronically operated vehicular access gate built across fire apparatus access roadways in Beaufort County. This must be completed within 12 months of adoption of the ZDSO Ordinance.

- 5) Prior to any C2E installation, the Program Coordinator (or Fire Marshal) will visit the site to determine the most advantageous location for mounting the C2E equipment. The Program Coordinator (or Fire Marshal) will inform the vendor of the site selected. The vendor shall contact the Program Coordinator, after installing the C2E, to have the unit programmed and tested for proper operation prior to the electronic gate going into service.
- 6) All electronic gate or C2E operation problems discovered by Department line personnel shall be reported to the Program Coordinator (or Fire Marshal) as soon as possible.
- 7) When a determination has been made that the electronic gate operation problem is not a result of the C2E programming, the property owner will be responsible for all repairs of the C2E device and /or gate operating equipment. The C2E device and / or gate operating equipment must be repaired within 48 hours of the problem notification or the electronic gate will be required to remain in the “open” position until the problems has been repaired.
- 8) Gate activation equipment shall not be altered or placed out of service by the property owner or gate contractor without prior notification to the local Fire District and the Emergency Dispatch Center.
- 9) The Program Coordinator (or Fire Marshal) will be responsible for contacting the property owner to get a status report on the gate repair and will pass this information on to Fire District and the Dispatch Center.
- 10) The Program Coordinator (or Fire Marshal) will ensure testing of all installed C2E gate openers for proper operation.

C. Standard Requirements for Access Gates

- 1) All roadway access gates constructed after the effective date of this document will be required to go through a permitting and plans review process to assure compliance with the requirements of this document.
 - a) New Permit Requirements: A development plan review shall be conducted over design and installation of any secured access gate system. A notice of action (approval) shall be obtained from the Zoning Department prior to the installation of any gate.
 - b) New Plan Submittals: Site plans shall be submitted to the Beaufort County Development Review Team for review by the local Fire Marshal before any permit is issued.

- c) Existing Gate Permit Requirements: Submit site plan and product specifications to PC and obtain a building permit.
 - d) Product specifications for the gate shall be provided which include:
 - 1) Method of normal operation
 - 2) Method of emergency operation during failure.
 - 3) Manufacturer's specification sheets for electrical gate controller
 - e) A final inspection and operation test shall be performed by Program Coordinator (or Fire Marshal) to close out permit.
- 2) All electronically operated vehicular access gates shall have a C2E gate opener installed for emergency operation of both entry and exit gates*. This requirement applies to all commercial and residential properties with the exception of residential developments consisting of less than 2 lots.
- *C2E exit control may be waived by the installation of a "free exit" device.
- 3) The owner of the property will be responsible for all cost associated with the purchase and installation of the C2E gate opener and all required back-up operating equipment.
 - 4) If there are two or more gates in any single property, all gates must be operated in the same fashion.
 - 5) All electronic vehicular access gates must be provided with a "fail-open" device to provide for gate operation during power failures.
 - 6) There must be a method for manual operation of the gate and the method must be identified at the control panel. A Knox Key Switch shall be installed as a fail safe for entry.
(Beaufort County Bldg. Codes PS-33-0197-01-10)
 - 7) Gates serving a single residential or agricultural property shall provide a method of access to the local Fire District.
 - 8) A Knox Box shall be installed on all non electronic pedestrian gates to allow emergency personnel access to gate operating equipment.

- 9) The maintenance and upkeep of all gates, including the power and phone utility to operate the gates, is the responsibility of the property owner, homeowners' association, or occupants of a gated community.
- 11) All Click 2 Enter devices will be inspected for proper operation on a biannual basis at a minimum by the local Fire Marshal. Records of these inspections shall be forwarded to the Program Coordinator.

D. Beaufort County Owned Emergency Access Gates

- 1) The Program Coordinator will be responsible for the management of all new County owned emergency access gate construction projects.
- 2) The Program Coordinator shall be responsible for the management of all existing County owned emergency access gates.

NOTE: This document is a summary and may not include all requirements necessary for every occupancy.

Quick Reference Guide

New Automatic Gates

- Must obtain approval through Zoning/DRT for the installation/renovation of an automatic gate. Submit 2 sets of site plans. **SEE EXPANDED PROCEDURES.**
- Must obtain building permit. Submit 2 sets of zoning approved site plans and product specs.
- Must meet with the C2E program coordinator (or Fire Marshal) for mounting location prior to installation.
- The automatic gate opener is to be equipped with a Knox Box Key system for back up. (Beaufort County Bldg. Codes PS-33-0197-01-10)
- A final inspection and operation test shall be performed by Program Coordinator (or Fire Marshal) to close out permit.
- If the gate opener will be out of service for any reason the program coordinator (or Fire Marshal) shall be notified.

Existing Automatic Gates

- Must obtain building permit. **SEE EXPANDED PROCEDURES.**
- Must meet with the C2E program coordinator (or Fire Marshal) for mounting location prior to installation.
- The automatic gate opener is to be equipped with a Knox Box Key system for back up. (Beaufort County Bldg. Codes PS-33-0197-01-10)
- A final inspection and operation test shall be performed by Program Coordinator (or Fire Marshal) to close out permit.
- If the gate opener will be out of service for any reason the program coordinator (or Fire Marshal) shall be notified.

Contact Information

Program Coordinator – Tim Ogden, Fire Code Official – (843) 255-2075

Building Codes – (843) 255-2065

Zoning Department – (843) 255- 2140

Bluffton Fire District – Bill Martin, Fire Marshal – (843) 757-1948

Burton Fire District – Ed Bostain, Fire Marshal – (843) 466-2633

Daufuskie Island Fire District – Ed Boys, Fire Chief – (843) 785-2116

EFFECTIVE DATE: 10/12/09

Fripp Island Fire District – Josh Horton, Fire Chief – (843) 838-4085

Lady's Island / St. Helena Fire District – Scott Baldwin – (843) 525-6099

Sheldon Fire District – Buddy Jones, Fire Chief – (843) 846-9221