

JEKYLL ISLAND AUTHORITY BOARD OF DIRECTORS

JEKYLL ISLAND, GEORGIA

Ordinance #O-2020-3

Adoption: September 15, 2020

At the regular meeting of the Jekyll Island-State Authority Board, held at the Morgan Center on Jekyll Island, Georgia, there were present:

Joseph B. Wilkinson, Jr., Chairperson, Glynn County
Robert W. Krueger, Vice Chairperson, Pulaski County
William H. Gross, Camden County
Joy Burch-Meeks, Wayne County
Dr. L.C. Evans, Monroe County
Glen Willard, Bryan County
Dale Atkins, Appling County
Mark Williams, Commissioner of Department of Natural Resources

After a first reading held on August 18, 2020; and after allowing time thereafter for public comment and public comments having been received and considered; and after a second reading and motion to amend subsection (d)(2), (d)(3), and (d)(4) and adopt as amended, which carried unanimously on September 15, 2020, the following Ordinance was adopted:

AN AMENDMENT TO THE FIRE PREVENTION ORDINANCE, ARTICLE II, CHAPTER 12 OF THE CODE OF ORDINANCES, JEKYLL ISLAND, GEORGIA, TO ADD A SECTION RELATED TO FALSE ALARMS; AND FOR OTHER PURPOSES.

SECTION 1. BE IT ORDAINED, by the Jekyll Island Board of Directors, this 15th day of September, 2020, that Article II, Chapter 12 of the Code of Ordinances, Jekyll Island-State Park Authority of Georgia, is hereby amended by adding an Section to be numbered 12-27, which article reads as follows:

FALSE ALARMS

Sec. 12-27. False Alarms.

(a) The following definitions shall apply in the interpretation and enforcement of this section, unless otherwise specifically stated.

(1) *Alarm contractor* shall mean any person who installs, maintains, repairs, alters, monitors or services alarm systems for compensation.

(2) *Alarm signal* shall mean the audible sound or a transmission of a signal or a message as the result of the activation of an alarm system or an audible alarm.

(3) *Alarm system* shall mean any mechanical, electrical, or radio-controlled device which is designed to be used for the detection of smoke, heat, hazardous condition, or of any unauthorized entry into a building, structure or facility, or for alerting others of the commission of an unlawful act within a building, structure or facility, or both, which emits a sound or transmits a signal or message when activated. Alarm systems include audible, silent, fire and panic alarms and proprietor alarms.

(4) *Audible alarm* shall mean a device designed for the detection of heat, smoke, hazardous condition, or of unauthorized entry on premises which generates an audible sound when it is activated.

(5) *False alarm* shall mean

(a) an alarm signal which is responded to by the Georgia Department of Public Safety or fire department of Jekyll Island when there is no evidence of a crime, heat, medical emergency, hazardous condition, or other activity; or

(b) an unwanted activation of a signaling system or an alarm initiating device in response to a stimulus or condition that

(i) is not the result of a potentially hazardous condition;

(ii) is the result of deficient management of operations, or

(iii) is the result of the failure to meet the National Fire Protection Association or International Building Code standards, as adopted by the State of Georgia at the time of construction of the premises.

Only those false alarms occurring on Jekyll Island are punishable by this chapter.

(6) *Hazardous Condition* shall mean a circumstance in which a person is exposed to a condition(s) that poses an immediate threat to the safety of life or damage to property.

(7) *Person* shall mean any individual, association, partnership, firm or corporation, or any combination of one or more of them, and includes any officer, employee, department, agency or instrumentality of the state.

- (8) *Short-term Rental* shall mean, for the purpose of this section, a rental of a residential property of fewer than thirty consecutive days.
- (b) The following rules shall govern the use of alarm systems on Jekyll Island.
- (1) No person shall make, cause to be made or suffer to be made any false alarm from any location on Jekyll Island.
 - (2) No person shall allow, sound or permit the sounding of any burglar or fire alarm or any motor vehicle burglar alarm on Jekyll Island, which is audible outside the building or vehicle it is installed in unless such alarm is automatically terminated within 15 minutes of activation.
 - (3) No company or individual shall connect or cause to be connected, by any means whatsoever any alarm system or alarm that transmits directly into the Glynn-Brunswick 911 Center or to any telephone line located at the Jekyll Island Fire Department, Georgia State Patrol substation, or Georgia State Patrol Dispatch Center.
 - (4) No individual or company shall test or cause to be tested any alarm system on Jekyll Island without at least 30 minutes prior notification of the test to the Glynn-Brunswick 911 Center and the Jekyll Island Fire Department. Notwithstanding subsection (d) below, failure to make such prior notifications will be subject to a \$300.00 fine for each occurrence.
- (c) Responsibility for false alarms under this chapter shall be borne by the owner of the leased property.
- (d) The following penalties will be assessed for each violation within a 12-month period:
- (1) First and second false alarms: Written warning
 - (2) Third false alarm: \$150.00
 - (3) Fourth false alarm: \$300.00
 - (4) After the fourth false alarm: \$500.00 for each violation.
- Written warnings for first and second false alarms shall be hand delivered or mailed to the location of the false alarm. Failure to make, deliver, mail or receive any warning shall not affect any subsequent enforcement efforts or the penalty for any subsequent false alarm. The fire marshal or his/her designee shall be given the power to issue warnings related to false alarms at their discretion upon each violation.
- (e) *False alarms: Requirements for alarm contractors.*
- (1) Shall provide each alarm customer with a copy of this section and shall obtain a written acknowledgment of receipt of a copy of this false alarm ordinance signed by the customer.
 - (2) Shall retain on file for the duration of each alarm contract a copy of this section containing the signed acknowledgment of the customer.
- (f) Each and every time a violation occurs, it shall be deemed a separate offense. No provision of this chapter shall be construed to impair any common law or statutory

cause of action, or legal remedy there from of any person for injury or damage arising from any violation of this section or other law.

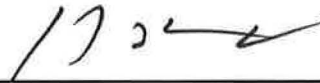
(g) Any person charged with a violation of this false alarm ordinance may offer proof at any hearing relating to such violation that the false alarm in question was caused by:

- (1) A lightning strike or other act of God;
- (2) The act of some third party whom the person could not control, but which shall not include invited guests, licensees, or short-term tenants of hotels, motels, or short-term rental properties; or
- (3) Failure of an alarm contractor to repair the alarm system which made the false alarm after being employed by the person to make such repair; provided however, the person has again made a good faith attempt to have the alarm system repaired after the false alarm which is the subject of the charge.

SECTION 2. If any portion of the ordinance is held invalid, the remaining provisions continue in full force and effect.

SECTION 3. This Amendment shall become effective immediately upon adoption.

**BOARD OF DIRECTORS,
JEKYLL ISLAND-STATE PARK AUTHORITY**



JOSEPH B. WILKINSON, JR., CHAIRPERSON

ATTEST:



William H. Gross, Secretary/Treasurer