

ORDINANCE NO. 547 N.S. N.S.

AN ORDINANCE ADDING CHAPTER 17.30 TO THE MUNICIPAL CODE, ENTITLED BUILDING SECURITY, PROVIDING FOR INSTALLATION OF CERTAIN SECURITY DEVICES IN CERTAIN BUILDINGS AS BURGLARY PREVENTION MEASURES.

ARTICLE 1. GENERAL

SECTION A-1 PURPOSE

The purpose of this Section is to provide minimum standards to safeguard property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the City of Paso Robles as required in Section 14051 of the California Penal Code relating to Building Security.

SECTION A-2 SCOPE

- (a) The provisions of this Section shall apply to all new construction and to existing multiple family dwelling units which re-converted to privately-owned family units.
- (b) Any existing structure which converts from its original occupancy group as designed in the Uniform Building code and Title 19, California Administrative Code, requiring special types of releasing, latching, or locking devices, other than described herein, shall be exempt from the provision hereof relating to locking devices of interior and/or exterior doors.

SECTION A-3 DEFINITION

For the purpose of this chapter, the following words and phrases shall have the meanings set forth in this Section:

"APPROVED" means certified as meeting the requirements of this Section by enforcing authority of its authorized agents, or by other officials designated by law to give approval on a particular matter dealt with by the provisions of this Section with regard to given materials, mode of construction, piece of equipment, or devices.

"AUXILIARY LOCKING DEVICE" means a secondary locking system added to the primary locking system to provide additional security.

"BOLT" is a metal bar which, when actuated, is project (or thrown) either horizontally or vertically into a retain member, such as a strike plate to prevent a door or window from moving or opening.

"BOLT PROJECTION OR BOLT THROW" is the distance from the edge of the door, at the bolt center line, to the farthest point on the bolt in the projected position.

"BURGLARY RESISTANT GLAZING" means those materials as defined in U.L. Bulletin 972.

"COMMERCIAL BUILDINGS" means a building, or portion thereof, used for a purpose other than dwelling.

"COMPONENT" as distinguished from a part, is a sub-assembly which combines with other components to make up a total door

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panic hardware is required; (2) an equivalent device is approved by the enforcing authority; or (3) doors containing glazing are equipped with double cylinder deadbolt as specified.

- (2) Double doors shall be equipped as follows:
- a. The inactive leaf of wood frame doors shall be equipped with flush bolts with a bolt projection of a minimum of one (1) inch at the top and bottom of the leaf.
 - b. The inactive leaf of metal frame doors shall be equipped with flush bolts with a bolt projection of a minimum of five-eighths (5/8) inch at the top and bottom of the leaf.
 - c. Double doors shall have an astragal constructed of steel .125 inch thick which will cover the opening between the doors. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by welding non-removable bolts spaced apart on not more than two (10) inch centers. (The door to which such an astragal is attached must be determined by the Fire Safety Codes adopted by the enforcing agency.)

(c) Aluminum frame swinging doors shall conform to the following:

- (1) The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 pounds of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike so as to prevent violation of the strike.
- (2) A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one (1) inch, or a hook-shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five (5) pin tumblers and cylinder guard.

(d) Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with nonremovable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached; or

(3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

(e) Horizontal sliding doors shall be equipped with a metal guide track at bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks both heel and toe, and a minimum five (5) pin tumbler operation with nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(f) In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

(g) Windows shall be deemed accessible if less than twelve (12) feet above ground. Accessible windows not visible from a public or private thoroughfare and having a pane exceeding ninety-six (96) square inches in area with the smallest dimension exceeding six (6) inches shall be protected in the following manner:

(1) Fully tempered glass or burglary resistant glazing; or

(2) The following window barriers may be used, but shall be secured with non-removable bolts, but an interior safety release mechanism must be provided.

a. Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1" x 1/4") inch flat steel material, spaced not more than five (5) inches apart and securely fastened with interior safety release mechanism.

b. Inside or outside iron or steel grills of at least one-eighth (1/8) inch material with not more than two (2) inch mesh and securely fastened, with interior safety release mechanism.

(3) If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt or crossbar.

(h) All exterior transoms exceeding ninety-six (96) square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:

(1) Fully tempered glass or rated burglary-resistant glazing; or

(2) The following barriers may be used, but shall be secured with non-removable bolts;

a. Outside iron bars or at least one (1/2) inch round or one by one-quarter (1-1/4) inch flat steel material, space no more than five (5) inches apart and securely fastened; or

Administrative Code.

- (j) Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of ten (10) feet. This cover shall be locked against the ladder with a case-hardened hasp, secured with non-removable screws or bolts. Hinges on the cover will be provided with non-removable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum five (5) pin tumbler with non-removable key when in an unlocked position.
- (k) A building located within eight (8) feet of utility poles or similar structures which can be used to gain access to the building's roof, windows, or other openings, shall have such access area barricaded or fenced with materials to deter human climbing.
- (l) The following standards shall apply to lighting, address, identification and parking areas.
 - (1) The address number of every commercial building shall be illuminated so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six (6) inches in height and be of a color contrasting to the background. In addition, any business which affords vehicular access to the rear through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.
 - (2) All exterior commercial doors shall be illuminated with a minimum of one (1) foot candle of light. All exterior bulbs shall be protected by a polycarbonate or other weather and vandalism-resistant globe or cover. Such light(s) shall be maintained during the hours of darkness.
 - (3) Open parking lots and access thereto, providing more than ten (10) parking spaces and for use by the general public, shall be provided with a maintained minimum of one (1) foot candle of light on the parking surface from dusk until the termination of business every operating day.

PASSED AND ADOPTED THIS 15th day of March, 1988 by the following roll call vote:

AYES: Cousins, Ovitt, Dolan and Martin

NOES: Russell

ABSENT: None



 MAYOR NICK RUSSELL

ATTEST:



 JERRY BANKSTON, CITY CLERK

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or window assembly. For example: The primary components of a door assembly include: door, lock, hinges, jamb/wall, jamb strike, and wall.

"CYLINDER" means the sub-assembly of a lock containing the cylinder core, tumbler mechanism, and the keyway. A double cylinder lock is one which has a key-actuated cylinder on both the exterior and interior of the door.

"CYLINDER CORE OR CYLINDER PLUG" is the central part of a cylinder containing the keyway, which is rotated by the key to operate the lock mechanism.

"CYLINDER GUARD" means a tapered or flush metal ring or plate surrounding the otherwise exposed portion of a cylinder lock to resist cutting, drilling, prying, pulling, or wrenching with common tools.

"DEADBOLT" is a lock bolt which does not have a spring action as opposed to a latch bolt, which does. The bolt must be actuated by a key and a knob or thumb turn, and when projected, becomes locked against return by end pressure.

"DEAD LATCH OR DEADLOCKING LATCH BOLT" means a spring-actuated latch both having a beveled and incorporated a plunger, which when depressed, automatically locks the projected latch bolt against return by end pressure.

"DOOR ASSEMBLY" is a unit composed of a group of parts or components which make up a closure for an opening to control

passageway through a wall. For the purpose of this Section, a door assembly consists of the following parts: door, hinges, locking device(s), operation contacts, (such as handles, knobs push plates), miscellaneous hardware and closures, the frame, including the head, threshold and jambs, plus the anchorage devices to the surrounding wall and a portion of the surrounding wall extending 36 inches from each side of the jambs and 16 inches above the head.

"DOOR STOP" means the projection along the top and side of a door jamb which checks the door's swinging action.

"DOUBLE CYLINDER DEADBOLT" means a deadbolt lock which can be activated only by a key on both the interior and the exterior.

"DWELLING" means a building or portion thereof designed exclusively for residential occupancy, including single family and multiple family dwellings.

"ENFORCING AUTHORITY" is the agency or person having the responsibility for the provisions of this Section.

"FLUSHBOLT" is a manual, key or turn-operated metal bolt normally used on inactive door(s) and is attached to the top and bottom of the door and engaged in the head and threshold of the frame.

"FULLY TEMPERED GLASS" means those materials meeting or exceeding ANSI standard Z 97.1 - Safety Glazing.

"JAMB" means the vertical members of a door frame to which the door is secured.

"JAMB/WALL" is that component of a door assembly to which a

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... have a beveled, spring-actuated bolt and jamb used together having the key cylinder and deadlocking device.

"LOCKING DEVICE" is a keyed device (complete with escutcheons, and trim such as thumb turns, etc.) for securing a closed position against forced entry. For the purpose of this Ordinance, a lock does not include the strike plate.

"MULTIPLE FAMILY DWELLING" means a building or portion thereof designed for occupancy by two or more families living independently of each other, including hotels, motels, apartments, duplexes and townhomes.

"PANIC HARDWARE" means a latching device on a door assembly for use when emergency egress is required so that other use will facilitate the safety. Devices designed in case of an emergency must activate when a pressure of panels exceeding 15 pounds is applied to the bars or panels of exit travel. Such releasing devices are in the direction of exit is less than two-thirds of the width of the door and placed at heights suitable for the service required, not less than 30 nor more than 44 inches above the floor.

"PART" as distinguished from components is a unit (or sub-assembly) which combines with other units to make up a component.

"PRIMARY LOCKING DEVICE" means the single locking system on a door or window unit whose primary function is to prevent unauthorized intrusion.

"PRIVATE OR SINGLE FAMILY DWELLING" means a building designed exclusively for occupancy by one family.

"RAIL" means the horizontal member of a window or door. A meeting rail is one which mates with a rail of another sash or a framing member of the door or window frame when the sash is in the closed position.

"SASH" is an assembly of stiles, rails, and sometimes mullions, assembled into a single frame which supports the glazing material. A fixed sash is one which is not intended to be opened. A movable sash is intended to be opened.

"SILL" is the lowest horizontal member of a window or door. A single cylinder deadbolt means a deadbolt lock activated from the outside by a key and from the inside by a knob, thumb-turn, lever or similar mechanism.

"SOLID CORE DOOR" means a door composed of compressed wood equal construction.

"STILE" is a vertical member of a window or door.

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... hinged at a stile or at the head
... tested and listed by Underwriters
... or mortised into a door
... the door to the jamb,
... projected latch both
... acrylic, polycarbonate or wire mesh which totally
... The wire mesh must have a maximum
... The purpose of the light cover is to
... discourage the willful destruction of the light source.

"WINDOW ASSEMBLY" is a unit which includes a window and the anchorage between the window and the wall.
"WINDOW FRAME" is that part of a window which surrounds and supports the sashes and is attached to the surrounding wall. The members include side jambs (vertical), head jamb (upper, horizontal), sill and mullions.

SECTION A-4 APPROVAL OF PLANS; FINAL INSPECTION; ENFORCING AUTHORITY

- (a) Upon submission of plans to the City for those buildings and structures set forth in Section A-2, the Building Department shall ascertain, prior to issuance of a building permit, that such plans comply with all provisions of this Ordinance.
- (b) The Building Inspection and Enforcement Officers shall inspect those buildings and structures set forth in Section A-2 to ensure compliance with the provisions of this Ordinance for such building or structure.
- (c) The enforcing authority for this Ordinance shall be the Building Division of the Community Development Department, unless otherwise delegated by the City Manager.
- (d) Final occupancy will not be granted unless the applicant has satisfied the enforcing authority that all provisions of this ordinance have been met.

SECTION A-5 VIOLATIONS AND PENALTIES

It shall be unlawful for any person, firm or corporation to erect, construct or convert any building or structure in the City or cause to be done any building or structure or any of the provisions of this Ordinance. Any violation of this ordinance will constitute a misdemeanor punishable as prescribed by this municipal code.

SECTION A-6 SEVERABILITY

If any provisions of this Section or the provisions of this Ordinance which affect other provisions of this Section shall not constitute a misdemeanor punishable as provided in this Section or application, and given this Section are severable.

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STANDARDS
MATERIALS AND METHODS OF CONSTRUCTION

Software and products approved for use in compliance and maintained by the enforcing authority, methods of construction are to be as provided for in this Ordinance or alternate methods of construction is granted by the enforcing authority.

SECTION A-8 EXCEPTION PERMITTING THE USE OF ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION/APEALS
The provisions of this Ordinance are not intended to prevent the use of any materials or methods of construction not specifically prescribed by this Ordinance, provided any sound alternate has been approved by the enforcing authority. It is the intention of this Ordinance to exclude any sound method of construction for in this Ordinance, provided they find specifically for the purpose intended, at least equivalent in quality, provided any in this design or analysis to exclude any sound method of construction for in this Ordinance, provided they find specifically for the purpose intended, at least equivalent in quality, design, effectiveness, burglary resistance, durability and strength, the testing procedures for alternate materials shall be approved by resolution.

In case of any dispute regarding the suitability of alternate materials and methods of construction, the decision of the enforcing authority may be immediately appealed to a Building Safety Board of Appeals. This Board shall consist of the Chief Building Official, the Director of Planning, and the Chief of Police, or any of their authorized representatives.

All appeals shall be presented in writing to the Building Safety Board of Appeals. The Board shall adopt reasonable rules and regulations for and conducting its hearings and the issue written findings for immediately appealed to a Building Safety Board of Appeals. This Board shall consist of the Chief Building Official, the Director of Planning, and the Chief of Police, or any of their authorized representatives.

SECTION A-9 KEYING REQUIREMENTS

Upon occupancy the owner or proprietor, each single unit in tract or commercial development constructed under the same general plan, shall have locks used in all other separate dwellings, proprietorships, or similar distinct occupancies. This specification is intended to prohibit masterkeying.

SECTION A-10 FRAMES/JAMBS/STRIKES/HINGES

Installation and construction of frames, jambs, strikes and hinges shall be as follows:
(a) Door jambs shall be installed with spacers between the jamb and the voids exist between the jamb and the rough frame or distance of six (6) inches from the strike.
(b) Jambs shall be secured to the wall.

than five (5) 16 penny nails or 3 inch stitcher type wood screws installed in each jamb leg.

- (c) In wood framing, horizontal blocking shall be placed between studs at door height for three (3) studs spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.
- (d) Door stops on wooden jambs for in-swing doors shall be one piece construction with the jamb (rabbited jamb). Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
- (e) The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze or brass, a minimum of three and one-half (3-1/2) inches in length and secured to the jamb with a minimum of two (2) screws a minimum of two and one-half (2-1/2) inches in length.
- (f) Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

SECTION A-11 WINDOWS/SLIDING GLASS DOORS

The following requirements must be met for windows and sliding glass doors:

- (a) Except as otherwise specified in Section A-13 (Special Residential Building Provisions), and Section A-14 (Special Commercial Building Provision), all openable exterior windows and sliding glass doors shall comply with the tests set forth in Section A-15 (Tests).
- (b) Louvered windows shall not be used when any portion of the window is less than twelve (12) feet vertically or six (6) horizontally from any accessible surface of any adjoining roof, balcony, landing, stair, treads, platform or similar structure.

SECTION A-12 ROLLING OVERHEAD, SOLID OVERHEAD, SWING, SLIDING OR ACCORDION GARAGE TYPE DOORS

Rolling overhead, solid overhead, swing, sliding or accordion garage-type doors shall conform to the following standards:

- (a) Wood doors shall have panels a minimum of five-sixteenths (5/16) inch in thickness with the locking hardware being attached to the support framing.
- (b) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together eighteen (18) inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access door framing within three (3) inches of the strike area of the pilot or pedestrian access door.
- (c) Fiberglass doors shall have panels a minimum density of six (6) ounces per square foot from the bottom of the door to a height of seven (7) feet. Panels about seven

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(7) feet and panels in a residential structure shall have a density not less than five (5) ounces per square foot.

- (d) Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation, with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch.
- (e) Doors that exceed sixteen (16) feet in width shall have two (2) lock receiving points; or, if the door does not exceed nineteen (19) feet, a single bolt may be used if placed in center of the door, with the locking point located either at the floor or door frame header, or torsion spring counter balance type hardware may be used.
- (f) Except in a residential building, doors secured by electrical operation shall have a keyed switch to open the door when in closed position, or by a signal locking device.
- (g) Doors with slide bolt assemblies shall have frames a minimum of .120 inches in thickness, with a minimum bolt diameter of one-half (1/2) and protrude at least one and one-half (1-1/2) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building.
- (h) The slide bolt shall be attached to the doors with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.
- (i) Except in a residential building, padlock(s) used with exterior mounted slide bolt(s) shall have a hardened steel shackle, locking both at heel and toe and a minimum five (5) pin tumbler operation with non-removable key when in an unlocked position. Padlock(s) used with the interior mounted slide bolt(s) shall have a hardened steel shackle with a minimum four (4) pin tumbler operation.

SECTION A-13 SPECIAL RESIDENTIAL BUILDING PROVISIONS

- (a) All exterior swinging doors and doors leading from garage areas into private family dwellings shall be secured as follows:
 - (1) All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1-3/4) inches and with panels not less than nine-sixteenths (9/16) inch thick.
 - (2) A single or double door shall be equipped with single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum five (5) pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. All installation shall be done so that the performance of the locking device will meet the intended antiburglary requirements.

A dual locking mechanism constructed so that both

deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substitute provided it meets all other specifications for locking devices. Double cylinder deadbolt locks are not authorized for use in residences unless they possess a key-retaining device which makes it impossible to remove the key when locked from the interior of dwelling.

- (3) The inactive leaf of wood frame double doors shall be equipped with metal flush bolts with a bolt projection of a minimum of one (1) inch at the top and the bottom of the leaf.
- (4) The inactive of a metal frame double door shall be equipped with metal flush bolts with a bolt projection of a minimum of five-eighths (5/8) inch at the top and bottom of the leaf.
- (5) Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be fully-tempered glass, or rated burglary resistant glazing.
- (6) All front exterior doors shall be equipped with a wide angle (180 degrees) door viewer, except where clear vision panels are installed.
- (b) Street numbers and other identifying data shall be displayed as follows:
- (1) Every private dwelling shall display a street number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4) inches in height and shall be of a contrasting color to the background to which they are attached for greater visibility.
- (2) There shall be positioned at each entrance of a multiple dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the view and the unit designations within the complex. In addition, each individual units within the complex shall display a prominent identification number which is easily visible to approaching vehicular and/or pedestrian traffic.
- (c) Lighting in multiple family dwellings shall be as follows:
- (1) Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least .25 foot candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
- (2) Open parking lots and carports shall be provided with a maintained minimum of one (1) foot candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.

