

STANDARDS FOR NEW CONSTRUCTION, ALTERATIONS AND REPAIRS

Chapter 15.08

STANDARDS FOR NEW CONSTRUCTION, ALTERATIONS AND REPAIRS

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15.08.010 Purpose.

The purpose of this chapter is to provide minimum standards to safeguard property and public welfare from crime by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the city and certain equipment specifically regulated herein. (Ord. 1978-M-48 § I Art. 1.)

15.08.020 Scope.

The provisions of this chapter shall apply to:

- A. All new construction;
 - B. All additions, alterations, or repairs to any existing building or structure in the commercial and multiple - dwelling class;
 - C. The entire building or structure when additions, alterations or repairs made within any twelve-month period exceed fifty percent of the replacement value of the existing building or structure.
- (Ord. 1978-M-48 § I Art. 2.)

15.08.030 Requirement by occupant.

The provisions of this chapter shall apply to all zoning districts. (1978-M-48 § I Art. 10.)

15.08.040 Life and safety factors.

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No portion of this chapter shall supersede any other city of federal laws, regulations, or the National Fire Protection Life Safety Code, 1976 Edition or the American Insurance Association Fire Protection Code, 1976 Edition. (Ord. 1978-M-48 § I Art. 11.)

15.08.050 Definitions.

For the purpose of this chapter, certain terms are defined as follows:

- A. "Accessible" refers to any opening in the exterior of a building larger than eight inches by twelve inches; e.g., door, window, transom, vent, duct, skylight, etc. that is within either:
 - 1. Eighteen feet from the ground or the roof of an adjoining structure;
 - 2. Fourteen feet from, directly or diagonally, opposite windows, fire escapes, or ledges;
 - 3. Within four feet of another opening larger than eight inches by twelve inches, fire escapes, or ledges in or projecting from the same wall, or an adjacent wall and leading to another building or structure.
- B. "Burglar-resistant glazing material" means glass and glass like materials that shall comply with or exceed the Underwriters' Laboratories Standard #UL972 for burglary-resisting glazing material as follows: withstand the impact of a five-pound steel ball dropped from a height of forty feet and five impacts from a height of ten feet concentrated within a five-inch diameter area of the surface without release from the frame.
- C. "Central station" means a system in which the operations of electrical protection circuits and devices are signaled automatically to, recorded in, maintained and supervised by, a central station having trained operators and/or guards, who are employees of the Alarm Servicing and Installation Company, in attendance at all times. Guards are dispatched and/or the police dispatch center is notified of the signal received.
- D. "Combination deadlatch and dead bolt" means a device combining a deadlatch operable by knobs from inside and outside by a key, both of which can be retracted from the inside by turning the knob and from the outside by a key.
- E. "Commercial building" means any building or structure which is not defined in this section as either a private dwelling or a multiple dwelling including, but not limited to, stores, factories, warehouses, office buildings, institutions, schools, and places of amusement.
- F. "Cylinder guard" means a hardened steel ring or plate surrounding the otherwise exposed portion of a cylinder lock to prevent cutting, prying, pulling, or wrenching with common tools.
- G. "Dead bolt" means a bolt which has no automatic spring action and which is operated by a key, thumbturn, or lever and is positively held fast in the protection position.
- H. "Double cylinder dead bolt" means a dead bolt lock actuated by a key from the inside and outside.
- I. "Deadlatch" means a latch which is positively held in latched position with a strike by an added integral bolt-type mechanism and is released by a key from the outside and a knob or similar actuator from the inside.
- J. "Door scope" means a system of lenses encased for convenient installation in entrance doors permitting an inside viewer to observe a one hundred eighty degree area of the outside with the door closed.
- K. "Insert" means a hardened steel roller inside unhardened bolts to prevent bolt cutting with common tools.
- L. "Latch" means a spring-loaded device which automatically holds a swinging door shut upon closing by engaging a strike and which is released by turning a knob, lever or similar actuator from inside or outside.
- M. "Louvers" means a series of removable fixed, slated, or movable slats. Glass louvers is descriptive of jalousies. Glass, wood or metal jalousies are considered to be louvers. Awning windows having sections more than twelve inches in depth are not considered to be louvers.

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- N. "Multiple dwelling" means any building or structure used to provide sleeping accommodations for more than one family unit or person who are not being detained involuntarily for medical or other care or treatment including but not limited to, hotels, motels, rooming houses, dormitories, apartments, duplexes, and townhouses.
- O. "Multiple point locks" means a system of lever-operated bolts that engage a door opening, at least at the head and sill, operated by a single knob or handle from the inside and optionally a cylinder locked handle from the outside.
- P. "Private dwellings" means any building or structure used as a residence by one family unit.
- Q. "Single-cylinder dead bolt" means a dead bolt lock activated from the outside by a key and from the inside by a knob, thumbturn, lever, or similar actuator.
- R. "Sliding door dead bolt" means a single dead bolt which, after penetration of the strike, expands or is pivoted hook-type to resist sliding of the door by force.
- S. "Strike" means a stationary metal plate designed to momentarily depress a moving latch for final secure engagement requiring a separate operation for disengagement.
- T. "Rated" means as listed by Underwriters' Laboratory.
(Ord. 1978-M-48 § I Art. 12.)

15.08.100 Maintenance of devices or safeguards.

All devices or safeguards which are required by this chapter in a building, when erected, altered, or repaired, shall be maintained in good working order. The owner or his/her agent shall be responsible for the maintenance of such devices or safeguards. (Ord. 1978-M-48 § I Art. 3.)

15.08.160 Commercial building - exterior doors.

Any building requiring panicproof hardware locks on exit doors shall be exempt from the exterior door locking security.

- A. A single door shall be secured with either a double cylinder or single cylinder dead bolt without a turnpiece with a minimum throw of one inch. Any dead bolt must contain hardened material to repel attempts at cutting through the bolt.
- B. On pairs of doors, the active leaf (door) shall be secured with the type lock required for single doors in subsection A of this section. The inactive leaf shall be equipped with throw bolts or flush bolts at top and bottom with a minimum throw of five-eighths inch. The throw bolt must contain hardened material.
- C. All doors which require locking at top and bottom shall be secured with throw bolts at both top and bottom with a minimum throw of five-eighths inch. The throw bolt must contain hardened material.
- D. Cylinder shall be so designed or protected with cylinder guards as previously defined in Section 15.08.050.
- E. Exterior sliding commercial entrances shall be secured as in subsections A, B, and D of this section.
- F. Rolling overhead doors, solid overhead doors, sliding or accordion garage-type doors shall be secured with a cylinder lock or padlock on the inside, when not otherwise controlled or locked by electrical power operation. If a padlock is used on the inside, when not otherwise controlled or locked, it shall be of hardened steel shackle, with minimum five pin tumbler operation with nonremovable key when in an unlocked position.
- G. Metal accordion grate or grill-type doors shall be equipped with metal lock guide track at top and bottom, and a cylinder lock and/or padlock with hardened steel shackle and minimum five pin tumbler operation with nonremovable key 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 the locked position.

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- H. Outside hinges on all exterior doors shall be provided with nonremovable pins when using pin-type hinges, and/or the center hinge shall have a steel dowel projecting a minimum of three-quarter inch from one plate into the opposite plate of the hinge.
- I. Doors with glass panels and doors with glass panels adjacent to the floor frame shall be secured as follows:
 - 1. Rated burglary-resistant glass or glasslike material; or
 - 2. The glass shall be covered with iron bars of at least one-half inch round or one inch by one-quarter inch flat steel material spaced not more than five inches apart, secured on the inside of the glazing; or
 - 3. Iron or steel grills of at least one-eighth inch material of two-inch mesh secured on the inside of the glazing.
- J. In-swinging doors shall have rabbeted jambs.
- K. Wood doors, not of solid core construction, or with panels therein with less than one and three-eighths-inch thickness, shall be covered on the inside with at least sixteen-gauge sheet steel or its equivalent attached with screws on minimum six-inch centers.
- L. Jambs for all doors shall be constructed or protected so as to prevent violation of the function of the strike.
- M. All doors frames shall be of steel or wood and be so reinforced as to prevent spreading strike plates. On all wood frame doorways, the strike plate shall be of hardened steel construction, a minimum of four inches in length of which shall be sufficient to extend one inch into the stud directly adjacent to the door frame.
- N. All exterior doors excluding front doors shall have minimum of a one-hundred-watt bulb over the outside of the door. Such bulb shall be protected with a polycarbonate cover or cover of equal breaking-resistant material, and shall be illuminated during the period from sunset to sunrise.

(Ord. 1978-M-48 § II Art. 13.)

15.08.170 Commercial building - Accessible windows.

- A. Accessible windows shall be of rated burglar-resistant glazing material.
- B. If the window is of the type to be opened, it shall be secured with a locking mechanism capable of withstanding a force of three hundred pounds applied in any direction.
- C. Louvered windows, except those above the first story, shall not be permitted.
- D. Outside hinges on all accessible windows shall be provided with nonremovable pins and/or steel dowels projecting one-half inch from one plate into the opposite plate of the hinge.

(Ord. 1978-M-48 § II Art. 14.)

15.08.180 Commercial building - ventilating openings.

Ventilating openings, larger than ninety-six square inches and utilized for the intake or exhausting of air, shall have a cover securely fastened to the roof or wall so as to prevent easy removal from the exterior by a person using common tools. (Ord. 1978-M-48 § II Art. 15.)

15.08.190 Commercial building - roof openings.

- A. All glass skylights on the roof shall be secured as follows:

Skylight units, or portions of openings utilizing transparent panels, shall be provided with burglar-resistant glazing material, meeting or surpassing Underwriters' Laboratory test 972. The skylight unit shall be securely fastened to the roof in such a manner as to prevent removal from the exterior by a person using common tools.
- B. All hatchway openings on the roof shall be secured as follows:
 - 1. If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen-gauge sheet steel or its equivalent, attached with screws on minimum six-inch centers or at

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least seventeen-gauge sheet steel or its equivalent, attached to the outside by rounded head flush bolts or vandal-proof screws.

2. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of a crossbar or padlock must be approved by the fire chief.
 3. Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges, and/or a steel dowel projecting a minimum of one-half inch from one plate into the opposite plate of the hinge.
- C. All air duct or air vent openings exceeding eight inches by twelve inches on the roof or exterior walls should be secured as follows:
1. Iron bars of at least one-half inch round or one inch by one-quarter inch flat steel material spaced no more than five inches apart and securely fastened; or
 2. A steel grill of at least one-eighths inch material or two-inch mesh and securely fastened.
 3. If the barrier is on the outside, it shall be secured with rounded head flush bolts on the outside.

(Ord. 1978-M-48 § II Art. 16.)

15.08.200 Commercial building - entrance doors to individual offices of multiple-occupancy building.

Each entrance door to individual offices shall be considered to be an exterior door and be protected as required in subsections A through M of Section 15.08.160. (Ord. 1978-M-48 § II Art. 17.)

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15.08.210 Commercial building - safes.

Commercial establishments having one thousand dollars or more in cash on the premises after closing hours shall lock such money in a safe after closing hours. The safe must have a minimum Underwriters' Laboratory TRTL 30, or S.M.N.A. group U-4 rating. (Ord. 1978-M-48 § II Art. 18.)

15.08.220 Commercial building - intrusion detection devices.

- A. If it is determined by the enforcing authority of this chapter that the security measures and locking devices described in this chapter do not adequately secure the building, he/she may require the installation and maintenance of an intrusion detection device (burglar alarm system).
- B. Extent of premises protection.
 1. Individual alarm systems on mercantile premises, stockrooms are classified as installation Nos. 1, 2 or 3. Installation No. 1 does not apply to local alarms. (Established in compliance with Underwriters' Laboratory requirements);
 2. Installation No. 1. Completely protecting all windows, doors, transoms, skylights and other openings leading from the premises, and all ceilings, floors, halls, party partitions are building walls which are exposed to street or public highway and except that part of any building wall which is at least two stories above the roof of an adjoining building or grade level, whichever is less;
 3. Installation No. 2. Completely protecting all accessible windows, doors, transoms, skylights, and other openings leading from the premises; with contacts only, all inaccessible windows; and also protecting all ceiling and floors not constructed of concrete and all hall, party and partition walls, enclosing the premises, or:
 - a. Protecting with contacts only all movable openings leading from the premises, and providing a system of invisible radiation to all sections of the enclosed area so as to detect four-step movement,
 - b. Protecting with contacts only all movable openings leading from the premises, and providing a sound detection system in all sections of the enclosed area,
 - c. Completely protecting all accessible windows, doors, transoms, skylights, and other openings leading from the premises; with contacts only, all inaccessible windows; and providing a network of invisible beams to subdivide the floor space of each floor or separate section of the protected area into three approximately equal areas, and more where necessary to provide at least one subdivision per one thousand square feet of floor space. When merchandise is concentrated in wall cases, the beam arrangement shall provide for spanning the entire front of the wall cases in addition to accomplishing the required subdivision. The requirement for subdivision shall not apply to washrooms, lavatories, clothes closets, dressing and alteration rooms, furnace and coal room, basements and other portions of the premises where valuables are not stored;
 4. Installation No. 3. Completely protecting all accessible windows, doors, transoms, skylights, and other openings leading from the premises, or:
 - a. Protecting with contact only, all movable accessible openings leading from the premises and providing one or more invisible rays or channels of radiation, with the minimum overall length of the rays or radiation equivalent to the longest dimensions of the area or areas to detect movement through the channel,
 - b. Protecting with contacts only, all doors leading from the premises and providing a system of invisible radiation to all sections of the enclosed area, so as to detect four-step movement,
 - c. Protecting with contacts only, all movable openings leading from the premises, and providing a sound detection system around the perimeter of the area, with additional microphones located near fixed and movable floor and ceiling openings,
 - d. Any area irregular in shape, other than a simple rectangle or approximation thereof, shall, for the purposes of applying this rule, be divided into two or more sections approximating

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rectangles as closely as possible and covering the entire area to be protected. The minimum overall length of rays or channels of invisible radiation shall be taken as the sum of the longest dimensions of all such sections.

- C. Establishments having specific-type inventories shall be protected by the following minimum-type alarm service:
 - 1. Alarm with a direct line to the police station or central station, Installation No. 2:
 - a. Jewelry store (mfg. wholesale and retail),
 - b. Gun shop,
 - c. Wholesale liquor,
 - d. Wholesale drugs,
 - e. Wholesale tobacco,
 - f. Banking establishments and currency exchanges;
 - 2. Alarm with a direct line to the police or to a central station, Installation No. 3:
 - a. Liquor store,
 - b. Electronic equipment,
 - c. Clothing (new),
 - d. Coins and stamps,
 - e. Industrial tool supply house,
 - f. Camera stores,
 - g. Precious metal storage facility;
 - 3. Local alarm, Installation No. 3:
 - a. Antique dealers,
 - b. Art galleries,
 - c. Service stations.
- D. Dial alarm receiving equipment.
 - 1. No automatic protection device that automatically or electronically selects a telephone line connected to a central alarm station or police headquarters and reproduces a prerecorded voice message to report a criminal act or other emergency requiring police response, commonly known as "dial-alarms" or "dialers" shall be installed by any person on premises of any kind in the city.
 - 2. Digital type nonvoice dialers will be allowed on residential installation only and provided the receiving station is a commercial central station.
- E. Residential alarm system, while not requiring certification, do require all components be Underwriters' Laboratory listed for residential installation.
(Ord. 1978-M-48 § II Art. 19.)

15.08.230 Private dwelling - exterior doors.

- A. Exterior doors and doors leading from garage areas into private dwellings shall be of solid core no less than one and three-fourths-inch thickness.
- B. Exterior doors and doors leading from garage areas into private family dwellings shall be equipped with a dead lock with a minimum one-inch throw and dead locking latch. Dead bolts shall contain hardened inserts, or equivalent, so as to repel cutting tool attack. Mortise-type locks may be used if the above described requirements are met.
- C. Vision panels in exterior doors or within forty inches of the inside activating device must be of rated burglar-resistant glazing material.
- D. Exterior doors swinging out shall have nonremovable hinge pins and/or steel dowels projecting a minimum of one-half inch from one plate into the opposite plate of the hinge.
- E. In-swinging doors shall have rabbeted jambs.
- F. Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike.

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- G. Cylinder guards shall be installed on all mortise locks whenever the cylinder locks project beyond the face of the door or is otherwise accessible to gripping tools.
(Ord. 1978-M-48 § III Art. 20.)

15.08.240 Private dwelling - Sliding glass doors.

- A. Sliding glass doors shall meet or exceed the Architectural Aluminum Manufacturers Association standards as set forth in their bulletin, AAMA 1303.3-1971.
- B. All single sliding doors shall have the movable section of the doors sliding on the inside of the fixed portion of the door.
- C. Dead locks shall be provided on all single sliding patio doors. The lock shall be operable from the outside by a key utilizing a bored lock cylinder of pin tumbler construction. Mounting screws for the lock case shall be inaccessible from the outside. Lock bolts shall be of hardened steel or have hardened steel inserts and shall be capable of withstanding a force of eight hundred pounds applied in any direction. The lock bolt shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door with the space or clearances provided for installation and operation. The strike area shall be reinforced to maintain effectiveness of bolt strength.
- D. Double sliding doors must be locked at the meeting rail and meeting the locking requirements of subsection C of this section.

(Ord. 1978-M-48 § III Art. 21.)

15.08.250 Private dwelling - window protection.

- A. A window shall be so constructed that when the window is locked, it cannot be lifted from the frame.
- B. Window locking devices shall be capable of withstanding force of three hundred pounds applied in any direction.
- C. Sliding glass windows shall meet or exceed the Architectural Aluminum Manufacturers Association standards as set forth in their bulletin, AAMA 1302.3-1971.
- D. Louvered windows, except those above the first story, shall not be permitted.

(Ord. 1978-M-48 § III Art. 22.)

15.08.260 Multiple dwelling - exterior doors.

Exterior doors and door leading from garage areas into multiple-dwelling buildings and doors leading onto stairwells, except in hotels and motels, shall be equipped with self-closing devices, allowing egress to the exterior of the building or into the garage area, or stairwell, but requiring a key to be used to gain access to the interior of the building from the outside or garage area or stairwell. (Ord. 1978-M-48 § IV Art. 23.)

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15.08.270 Multiple dwelling - garage doors.

Whenever parking facilities are provided, either under or within the confines of the perimeter walls of any multiple dwelling, such facilities shall be fully enclosed and provided with a locking device. (Ord. 1978-M-48 § IV Art. 24.)

15.08.280 Multiple dwelling - entrance doors to individual units.

- A. In hotels, motels and multiple-family dwellings, locks on entrance doors to individual units shall have dead bolts with one-inch throw and hardened steel inserts in addition to dead latches with one-half inch minimum throw. The locks shall be so constructed that both dead bolts and dead-latches can be retracted by a single action of the inside knob. Alternate devices to equally resist illegal entry may be used if approved by the enforcing authority.
- B. All doors shall be of solid core with minimum thickness of one and three-quarters inch.
- C. Vision panels in individual entrance doors or within forty inches of the inside activating device shall be of rated burglar-resistant glazing material.
- D. An interviewer or doorscope shall be provided in each individual unit entrance door which does not contain a vision panel.
- E. Doors swinging out shall have nonremovable hinge pins, and/or steel dowels projecting a minimum of one-half inch from one hinge plate into the opposite hinge plate.
- F. In-swinging doors shall have rabbeted jambs.
- G. Jambs for all doors shall be so constructed or protected as to prevent violation of the function of the strike.
- H. Cylinder guards shall be installed on all mortise-type or rim-type cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.
- I. Door frames shall be of steel or wood and be so reinforced as to prevent spreading.

(Ord. 1978-M-48 § IV Art. 25.)

15.08.290 Multiple dwelling - sliding glass doors.

- A. Sliding glass doors shall meet or exceed the Architectural Aluminum Manufacturers Association standards as set forth in their bulletin, AAMA 1303.3-1971.
- B. All single sliding patio doors shall have the moveable section of the door sliding on the inside of the fixed portion of the door.
- C. Dead locks shall be installed on all single sliding patio doors. The lock shall be operable from the outside by a key utilizing a bored lock cylinder of pin tumbler construction. Mounting screws for the lock case shall be inaccessible from the outside. Lock bolts shall be of hardened steel material insert or bore and shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door with the space of clearances provided for installation and operation. The strike area shall be reinforced to maintain effectiveness of bolt strength.
- D. Double sliding doors must be locked at the meeting rail and meet the locking requirements in subsection C of this section.

(Ord. 1978-M-48 § IV Art. 26.)

15.08.300 Multiple dwelling - window protection.

- A. Windows shall be so constructed that when the window is locked, it cannot be lifted from the frame.
- B. Window locking devices shall be capable of withstanding force of three hundred pounds applied in any direction.
- C. Sliding glass windows shall meet or exceed the Architectural Aluminum Manufacturers Association Standards as set forth in their bulletin, AAMA 1302.3-1971.

(Ord. 1978-M-48 § IV Art. 27.)

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15.08.310 Multiple dwelling - illumination.

All multiresidential buildings, with common entrances to more than one unit, shall be illuminated during the period from sunset to sunrise with at least the equivalent of a one-hundred-watt bulb. Such bulb shall be covered and protected by a polycarbonate cover of equal breaking resistant material. (Ord. 1978-M-48 § IV Art. 28.)