



# STANDARD PARKING FACILITY SECURITY CODE PROVISIONS [VERSION 6.0]

**[Applies to Applications Made on or After 01/01/2023]**

This document shall be completed by the design professional of record. The completed document shall be incorporated, in its entirety, along with the **City of Irvine Standard Security Code Plan Requirements and Definitions** into the plans submitted for approval prior to permit issuance. This document is in 12 point font and may not be reduced in size prior to incorporation.

**INSTRUCTIONS:**

(1) Those provisions preceded by an asterisk (\*) shall be completed if applicable and an "A" shall be inserted in the space preceding the provision; if not applicable, an "N/A" shall be inserted.

(2) Those provisions preceded by a [P] shall be depicted in the plans via notes, details, plans, and/or elevation views in a manner that clearly demonstrates compliance to the requirement. Such depictions shall be cross referenced within the brackets { } provided or note shall be completed as otherwise instructed.

## STANDARDS

**STANDARDS PARKING FACILITY [Ref. Irvine Municipal Code (IMC) Section 5-9-518]**

The following standards apply to any structure, garage, or covered parking surface intended primarily for the storage of motor vehicles for any period of time.

A. [P] Remote or detached parking facilities or any other parking surfaces which are constructed as a separate entity shall be assigned a street address number. The numerals shall be displayed at the main entrance using numbers a minimum of 8 inches in height and of a color contrasting to the background to which they are affixed. Addressing for parking structures shall conform to the following specifications:

1. Numerals shall be mounted on the wall, no higher than 30 feet, and face the street on which the building is addressed. Numerals are to be clearly visible from this same street and not obscured by landscaping at full maturity. The numerals shall be placed in such a location that it is evident the parking structure has this address or, when not visible from the street, numerals are to be located on a corner of the structure and not over the vehicle entrance. If references to the parking structure servicing a particular building are over the entrance, such references are to include wording clearly identifying parking for a particular building so as not to confuse the structure address with the building address. Numbers and any lettering shall be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions. *{Ref. plans, elevations, and applicable notes and/or details -*

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2. Numerals shall be no less than 6 inches in height, using Sans Serif font with a stroke weight of medium to bold, or approved equivalent font which is clearly legible, and shall be illuminated during the hours of darkness using a light source provided with an uninterruptible A.C. power source or controlled only by a photoelectric device, which may be the common area site lighting.

*{Ref. plans, elevations, and applicable notes and/or details -*

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3. Residential parking structures only shall be provided with rooftop addressing to meet the requirements as specified in Section L.6 of 5-9-517. Non-residential parking structures shall not have rooftop addressing. *{Ref. plans, elevations, and applicable notes and/or details or note: This provision is not applicable -*

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B. Restrooms shall not be open to the general public and shall be continuously locked, with access provided only to authorized individuals. They shall be located in an area which is highly visible from the parking attendant kiosk or other area where natural surveillance is afforded.

C. **[P]** Signs shall be developed in order to facilitate safe and efficient movement with the parking facility and designed as follows:

1. Signs shall be installed identifying elevators and stairwells with lettering at least 10 inches in height mounted not less than 8 feet from floor level, and clearly visible with the parking facility.
2. Parking facilities with at least 300 parking spaces per floor shall provide additional signage as follows:
  - a. Floor identification signs shall be placed at least every 75 feet and have numerals/letters at least 10 inches in height, with section identification at least 8 inches in height. The placement, quantity, and orientation of these signs should allow vehicle and pedestrian users to maintain an ongoing awareness of their location with bottom of sign copy placed at least 6 feet above the parking surfaces.
  - b. Wayfinding signs directing persons to elevators and stairwells are required when the elevator or stairwell is greater than 100 feet away from a parking space. Signs shall be highly visible and placed at least 6 feet above the parking surface. The signs shall have text of at least 4 inches in height utilizing San Serif font with a stroke weight of medium to bold.
  - c. Residential parking garages shall have signage mounted above stairway doors/openings and elevator lobbies, containing the range of addresses or unit numbers serviced by that stairway. The signs shall have text of at least 4 inches in height utilizing a Sans Serif font with stroke weight of medium to bold.
  - d. A Wayfinding-Directional signage plan demonstrating compliance with this section, shall be developed as part of the construction plans.
3. All garage graphics shall be applied to their respective field surfaces with sufficient contrast as to be easily legible in various lighting conditions. *{Ref. plans, elevations, and applicable notes and/or details -*

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D. Structures or fencing designed to screen trash enclosures from public view shall be designed with no more than three solid walls and an access gate(s). They shall be designed in such a manner as to allow a maximum of 6 inches clearance between trash bins, walls, and gates.

E. **[P]** Open bicycle storage areas shall be protected as follows:

1. Located in the areas highly visible to users of the facility.
2. Bicycle racks shall be protected by see-through metal fencing which either fully encloses the racks with fencing or have floor to ceiling fencing, and secured either with an access control system locking device or mechanical door lock. Padlocks are prohibited. *{Ref. plans, elevations, and applicable notes and/or details -*

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- F. Automated Teller Machines are prohibited from being installed inside a parking structure or garage.
  - G. Solid perimeter walls shall be either full height floor to ceiling or not exceed 42 inches in height from the parking surface and where applicable comply with Section H below.
  - H. **[P]** The number of pedestrian and vehicular access points shall be minimized. Except at vehicle and primary pedestrian openings, the structure shall be designed, to the satisfaction of the City, to preclude human entry from any exterior accessible surface to a height of 8 feet. Chain link fencing shall not be utilized if visible from a public right of way. When required, fire authority openings in the form of swing-out gates shall be provided and secured by a padlock with a minimum 3/8-inch diameter shackle and five pin tumbler operation. *{Ref. plans, elevations, and applicable notes and/or details or note: This provision is not applicable -*

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- I. **[P]** Exterior pedestrian doors which provide access into the parking facility, shall be constructed and equipped as follows:
    1. A minimum 18 gauge steel and equipped with automatic hydraulic closure device.
    2. A minimum 100-square-inch vision panel, with the width not less than 5 inches, to provide visibility into the area being entered. Vision panels shall meet requirements of the Uniform Building Code.
    3. Vision panels shall preclude manipulation of the interior locking device from the exterior.
    4. No openings within 24 inches of the locking device which would allow a piece of metal, 1/16-inch diameter or greater to be inserted and access gained to the interior side of the door.
    5. When panic hardware is required, it shall have a self-locking mechanism and be constructed/equipped as follows:
      - a. Panic hardware on pairs of doors shall contain a minimum of two locking points on each door; or
      - b. On single doors, panic hardware may have one locking point, which is not located at either the top or bottom of the doorframe. When mortise hardware is utilized, a protective astragal consisting of a minimum 1/8 inch thick steel shall be attached to the exterior of the door and rendered nonremovable from the exterior. It shall be 2 inches wide and extend a minimum of 5 inches above and below the strike opening and extend a minimum of 1 inch beyond the edge of the door.
      - c. 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. Fire rated astragals, meeting specifications of the Building Code, shall be utilized when required. Astragals are not required when panic hardware is utilized

with push pads offset a minimum of 3 inches from the door edges. *{Ref. plans and door schedule or note: This provision is not applicable as no exterior access doors provided.}*

6. **[P]** Emergency exits not intended, as a primary entrance shall have no exterior handles, knobs, or levers. *{Ref. plans, elevations, and applicable notes and/or details or note: This provision is not applicable -*

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7. Hinges shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

J. Stairways shall be designed as follows:

1. **[P]** Interior doors shall have glazing panels a minimum of 5 inches wide and 20 inches in height and meet requirements of the Building Code. *{Ref. plans and door schedule or note: This provision is not applicable as no interior stairway doors provided -*

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2. Areas beneath stairways at or below ground level shall be fully enclosed or access to them restricted.
3. Stairways shall be designed to be completely visible from either the interior or exterior, or both, unless mandated by the Building Code to be enclosed.
4. Fully enclosed interior or exterior stairways with solid walls, when required, shall have shatter resistant mirrors or other equally reflective material at each level and landing and be designed or placed in such a manner as to provide visibility around corners.

K. Elevator cabs and lobbies shall be designed as follows:

1. **[P]** Elevators which serve more than two floors, above ground level, with at least one shaft wall exposed to the exterior shall have clear glazing installed in one exterior wall to provide visibility into the elevator cab. *{Ref. plans, elevations, and applicable notes and/or details or note: This provision is not applicable -*

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2. **[P]** Elevator cabs, the interiors of which are not completely visible when the door is open from a point centered on and 36 inches away from the door, shall have shatter resistant mirrors or other equally reflective material so placed as to make visible the entire elevator cab from this point. The elevator cab shall be illuminated at all times with a minimum maintained 2 foot-candles of light at floor level. *{Ref. plans, elevations, and applicable notes and/or details or note: This provision is not applicable as interior is completely visible per specification above}*

3. Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm when utilized.
4. **[P]** Elevator lobbies, if enclosed, shall be constructed of glazing, the maximum amount allowed by the Building Code. *{Ref. plans, elevations, and applicable notes and/or details or note: This provision is not applicable as interior is completely visible per specification above -*

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- L. Lighting of driveways, parking areas, walkways, and doors shall conform to the following standards and be arranged in such a way so as to conform to California Green Building Standards Code section 5.106.5.2 and Zoning Code Section 3-16-1 which require that direct rays be confined to the site and that adjoining properties are protected from glare such that at 15 feet beyond site boundaries illumination is less than 0.01 horizontal footcandles.
1. All parking, driving, and walking surfaces, except stairways, shall be illuminated at all times with a minimum maintained 1 1/4 foot-candles of light. *Exceptions:*
    - a. Open roof top parking may be illuminated to a minimum maintained 1 foot-candle of light on the parking and walking surface.
    - b. Parking facilities which have physically precluded pedestrian and vehicle access during non-business hours may provide a minimum maintained .25 foot-candles of light on the parking, walking, and driving surfaces.
  2. Stairways shall be illuminated at all times with a minimum maintained 2 foot-candles of light on all landings and stair treads.
  3. All types of exterior doors shall be illuminated, during the hours of darkness, with a minimum maintained 1 foot-candle of light, measured within a 5 foot radius of each side of the door at ground level.
  4. Recessed areas of buildings or fences, which have a minimum depth of 2 feet, a minimum height of 5 feet, and do not exceed 6 feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 1/4 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within 6 feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of 2 feet in height.
  5. All luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures, if on the exterior, with no portion of the fixture placed less than 72 inches above the walking or driving surface.
  6. The light source utilized to comply with this section to meet parking and drive surface lighting shall have rated average bulb life of not less than 10,000 hours.
  7. Light fixtures may utilize motion sensing devices to raise and lower the light levels based upon the presence of vehicles or people. The light level shall not be less than a minimum maintained 0.5 foot-candles of light at ground level when not occupied. The devices shall be adjusted to sense and activate a light when a vehicle or person is within 24 feet of the fixture. Areas within a 50 foot radius of an elevator lobby/doors and stairways shall not fall below the required minimum maintained 1.25 foot-candles of light.
  8. **[P]** See site plan showing buildings' parking area, walkways, detailed landscaping with tree legend (if pole lights are used) and shrub legend (if bollards are used), fixture schedule, mounting height, lighting ratio, and a point-by-point photometric calculation of the required light levels. If parking lot is equipped with an occupancy sensor, then a point-by-point photometric calculation is required to show it meets the required minimum level of light. Foot-candles shall be measured at grade on a horizontal plane and conform to a uniformity ratio of 6:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels with light fixtures exceeding 8 feet in height installed at least 2 feet from a tree's canopy at 70 percent maturity.

*{Ref. plans, elevations, and applicable notes and/or details -*

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- 9. The light source shall be controlled by a photocell device or a timeclock with an astronomic feature and capable of operating during a power failure.
- M. Landscaping around the perimeter of the structure shall not provide access to any portion of the structure unless the accessible point is protected as described in subsection H hereinabove.
- N. Residential parking structures and garages shall have a camera surveillance system complying with the following standards:
  - 1. High Definition color cameras shall be installed at all vehicle and pedestrian entrances and bicycle storage areas be capable of clearly capturing an entire vehicle including license plate and driver. Cameras at pedestrian entrances and bicycle storage areas shall clearly capture the entire person and a recognizable face image.
  - 2. Camera images shall be digitally stored for at least 30 days.
  - 3. A camera surveillance plan noting the type and mounting height of cameras, demonstrating compliance with this section, shall be developed as part of the construction plans.

**(\*) EMERGENCY ACCESS [Ref. IMC Section 5-9-519]**

Unmanned mechanical parking type gates shall provide for police emergency access utilizing an approved radio controlled entry system and approved key switch device to be installed and designed as follows:

- A. **[P]** The key switch control shall be installed at a height of 42 inches from finished driveway grade and a minimum of 15 feet from the entry/exit gate, and be located on the driver's side of the road or driveway. The key switch is to be accessible in such a manner as to not require a person to exit their vehicle to reach it; nor to require any back-up movements in order to enter/exit the gate. It may be mounted on a wall or pillar in a parking structure. The key switch may be installed within a visitor telephone/intercom call box if meeting the above criteria. The control housing shall consist of heavy gauge metal, and be vandal and weather resistant and be mounted on a substantial structure such as a steel post, concrete, or masonry pedestal. *{Ref. plans, elevations, and applicable notes and/or details -*

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- B. Key switches shall be secured to the control housing or telephone/intercom call box or parking ticket dispenser utilizing tamper resistant screws.
- C. Except for an open surface parking lot with less than 100 parking spaces, a radio controlled entry system shall be installed per city specifications.
- D. Emergency vehicle access gates shall be designed so as to provide access to the padlock from either side of the gate. A key vault shall be installed on the interior and exterior side of the gate, mounted five feet above finish grade and within two feet of the locking device. Owner's padlock shall be used to secure the gate.
- E. **[P]** Elevators with access control systems shall install a key switch adjacent to the access control reader utilizing tamper resistant screws. *{Ref. plans, elevations, and applicable notes and/or details -*

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