



# STANDARD RESIDENTIAL SECURITY CODE PROVISIONS [VERSION 6.1]

## [Applies to Applications Made on or After 01/01/2026]

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, plan, and/or elevation views in a manner that clearly demonstrates compliance to the requirement. Such depictions shall be crossed referenced within the brackets {} provided or note shall be completed as otherwise instructed.

## STANDARDS

### KEYING REQUIREMENTS [Adapted from Irvine Municipal Code (IMC) Section 5-9-511]

Upon occupancy by the owner or proprietor, each single unit shall have locks using combinations which are interchangeable from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

### FRAMES, JAMBS, STRIKES, HINGES [Adapted from IMC Section 5-9-513]

Installation and construction of frames, jambs, strikes, and hinges for locking exterior swinging doors and door leading from garage into dwelling unit shall be as follows:

- A. Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of 6 inches each side of the strike.
- B. In wood framing, horizontal blocking shall be placed between studs at door lock height for 3 stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.
- C. Door stops on wooden jambs for in-swinging doors shall be of 1 piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
- D. The strike plate for deadbolts on all wood framed doors shall be constructed of minimum 16 U.S. gauge steel, bronze, or brass, and secured to the jamb by a minimum of two-three inch long screws, which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached.
- E. 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.
- F. When pairs of doors are utilized in residential structures, a 1 piece assembly attached to the full-length edge of the inactive door leaf, incorporating an astragal and flush-bolts for the header and threshold, will be accepted as a strike plate, provided the assembly is constructed of aluminum or steel a minimum of 1/8 inch in thickness.

G. All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the interior.

**(\*) STANDARDS FOR LOUVERED WINDOWS [Ref. IMC Section 5-9-514]**

**[P]** Louvered windows shall not be utilized if any portion of it is within 8 feet vertically or 6 feet horizontally from any exterior accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure. {Ref. *elevation views, window schedule*

**(\*) STANDARDS FOR GARAGE DOORS: ROLLING OVERHEAD, SOLID OVERHEAD [Ref. IMC Section 5-9-515]**

- A. Wood doors shall have panels a minimum of 5/16 inch in thickness with the locking hardware being attached to the support framing.
- B. Aluminum doors shall be a minimum thickness of 0.0215 inches and riveted together a minimum of 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 3 inches of the strike area of the pilot or pedestrian access door.
- C. Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.
- D. Doors utilizing a cylinder lock shall have a minimum 5 pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of 1 inch.
- E. Doors that exceed 16 feet in width shall have 2 lock receiving points; or, if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header; or, torsion spring counterbalance-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 a closed position, or by a signal locking device.
- G. Doors with slide bolt assemblies shall have frames a minimum of 0.120 inches in thickness, with a minimum bolt diameter of 1/2 inch and protrude at least 1 1/2 inches into the receiving guide. A bolt diameter of 3/8 inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

**STANDARDS FOR EXTERIOR DOORS & OPENINGS [Ref. IMC Section 5-9-516]**

Except for vehicular access doors, all exterior swinging doors of any residential building and garages, including the door leading from the garage area into the dwelling unit, and interior entrances to Accessory Dwelling Units, shall be equipped as follows:

- A. **[P]** All wood doors shall be of solid core construction with a minimum thickness of 1 3/4 inches, or with panels not less than 9/16 inch thick. **Ref.** {Ref. *plans and/or door schedule* -
- B. A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of 1 inch and be constructed so as to repel cutting tool attack. The deadbolt shall

have an embedment of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of 5 pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least 1/4 inch in diameter.

- C. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the door frame.
- D. **[P]** Glazing in exterior doors, or within 40 inches of any locking mechanism, shall be of fully tempered glass or rated burglary resistant glazing. **Ref.** {Ref. plans and/or window schedule or note: No glazing in exterior doors or within 40 inches of any locking mechanism - }

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- E. Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide-angle (minimum 180 degrees) door viewer.
- F. Dutch-type doors shall have a deadbolt on the upper and lower half, both engaging the door frame.

#### **STANDARDS FOR ADDRESSING AND SITE MAPPING [Ref. IMC Section 5-9-516]**

(\*) Single-family residential buildings shall display a street address number conforming to the following specifications:

- A. **[P]** Numerals shall be located where they are clearly visible from the street on which they are addressed or when blocked from view by another building, visible from the approach. Numerals shall be of a color contrasting to the background to which they are affixed, have a San Serif font with a stroke weight of medium to bold or approved equivalent font which is clearly legible. Method of attachment shall not include the use of 2-sided tape or any material not resistant to weather conditions. **Ref.** {Ref. elevation views - }

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- B. **[P]** Numerals shall be no less than 4 inches in height and illuminated during the hours of darkness. The numerals and light source shall be contained within a single, weather-resistant fixture. The light source shall be provided with an uninterrupted A.C. power source or controlled only by a photoelectric device. Battery operated units are prohibited. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. **Ref.** {Ref. elevation views and applicable notes and/or details - }

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- C. **[P]** Buildings farther than 75 feet from the center line of the addressed street, or where at least two homes are accessed off the same driveway or common area walkway, shall, in addition to the illuminated address fixture, provide a wayfinding sign designed as follows:

1. A sign shall be placed, when possible, on the right side of the driveway or common area roadway or pedestrian entrance, at a height not less than four feet for driveways and two feet for walkways. Landscaping at full maturity or by cars parked on the street shall not obstruct such additional addressing; or,
2. A pole sign, the same height as a standard City street sign, placed at the entrance to the driveway servicing the homes.
3. Additional signs shall be installed at all decision-making locations along the driveways and walkways.

4. Signs shall have minimum three-inch high numerals and letters, and include the address numbers of each home, or the range of numbers may be used when there are multiple buildings instead of listing individual address numbers. Signs shall contain directional arrows, at least two inches in length/height. **Ref.** {Ref. plans, or note: *This provision not applicable -*

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5. Range of addresses shall note if all numbers are even or odd based upon existing or potential address sequencing conflicts on the opposite side of the addressed street, with the word "even" or "odd" in minimum three-inch-high letters.

D. Numerals shall be in a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.

E. **[P]** Any building which affords vehicular access to the rear through a public or private alley shall display, in a clearly visible location, an address number a minimum of 4 inches in height. **Ref.** {Ref. elevations or note: *This provision not applicable -*

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F. **[P]** Residential Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) shall display a street address number, and unit number (when applicable) conforming to the following:

1. A self-illuminated primary address sign, including all addresses on the property, shall be provided which is clearly visible from the addressed street and contained within a single, weather-resistant fixture. The light source shall be an uninterruptible A.C. power source or controlled only by a photoelectric device. Battery operated units are prohibited. Signs shall be illuminated during the hours of darkness.

2. Primary sign copy shall use numerals and letters no less than four inches in height and contain street address number, and unit number (when applicable) and conform to the following:

a. Top row for primary dwelling unit: address number and unit number (when applicable).

b. Second row for an exterior accessed ADU or JADU: address number and unit number (when applicable) and general location of ADU or JADU in relationship to primary building, using a highly visible directional arrow, at least four inches length, pointing to the path of travel to the ADU or JADU.

c. Third row for exterior accessed units or interior accessed units with address number and unit number and the words "inside the home" (when applicable).

d. If using a unit number, it shall be preceded by the word "unit".

e. Additional information may be required depending upon building configuration and orientation to the addressed street.

f. Numbers/letters shall be in a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly visible.

g. Address sign shall be in place after issuance of a building permit and prior to construction if replacing an existing address sign.

h. Mounted at a height between 5 to 8 feet above ground level. **Ref.** {Ref. plans, elevations, and details or note: *This provision not applicable -*

G. [P] There shall be positioned, at each entrance of a tract of 20 or more residences constructed on private streets, but using a single public street name and address, an illuminated diagrammatic representation of the complex which depicts the location of the viewer and the unit designations within the complex. It shall be lighted during the hours of darkness utilizing a light source which is constructed of weather and vandal resistant materials and provided with an uninterrupted power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. **Ref.** {Ref. plans, elevations, and details or note: This provision not applicable - }

(\*) Multiple family buildings and attached condominiums shall display a street address number conforming to the following specifications. (Note: Dual signage may be required to meet accessibility requirements of the California Building Code including but not limited to mounting height, size, font, braille, and tactile standards):

A. [P] Each individual unit within the complex shall display a prominent identification number at the main dwelling entry door, but not on the entry door, of a contrasting color to the background to which it is affixed and clearly visible to approaching vehicles and/or pedestrians. Size and design shall conform to the following:

1. Minimum 4 inches in height; or
2. Minimum 2 inches in height if the entry door is located within a fully enclosed corridor; or
3. Minimum 2 inches in height if, from the interior of the building common space area, the sight line to the entry door from any approach does not exceed 50 feet.
4. Numerals shall be in a Sans Serif font with a stroke weight of regular to medium, or an approved equivalent font which is clearly legible. **Ref.** {Ref. elevation views and applicable notes and/or details - }

B. [P] Numerals shall be located within 1 foot of the door frame and illuminated during the hours of darkness. The numerals and light source shall be contained with a single, weather-resistant fixture. The light source shall be provided with an uninterrupted A.C. power source or controlled only by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. Battery operated units are prohibited. An illuminated fixture is not required when the address number can be lighted by an area lighting as required in **Standards for Lighting** below regarding walkways and doors if the fixture is at least seven feet above the walking surface. **Ref.** {Ref. elevation views and applicable notes and/or details - }

C. [P] For buildings containing ten or more units, each side which affords vehicle and/or pedestrian access, shall provide directional signage as follows:

1. Signs shall be mounted on the building with the primary address number or range of primary address numbers within the building, and range of unit numbers within the building where a multi-building complex has one primary address.

2. If the building has vehicle or pedestrian access from an adjacent street not associated with the building addressing, then, in addition to the address numbers, the addressed street name must also be displayed.
3. Numerals and lettering shall be a minimum of eight inches in height. The font used shall be Sans Serif with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible. Such numerals and lettering shall be of contrasting color to the background to which they are attached and mounted not less than ten feet nor more than 20 feet from ground level.
4. Addressing shall be illuminated with a minimum maintained two footcandles of light during the hours of darkness with an uninterruptible A.C. power source or controlled only by a photoelectric device, which may be the common area site lighting.
5. Building landscaping at full maturity shall not obstruct visibility to the building numerals.

**Ref.** {Ref. elevation views and applicable notes and/or details -

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D. **[P]** Multifamily complexes and detached condominiums, where all unit address numbers are not visible from the addressed public or private street, shall provide vehicle and pedestrian directional signage as follows:

1. Vehicular signage shall be installed from the point of entry onto the property to each building parking area and/or building entrance and at all decision-making locations along the driveways and walkways. Sign copy shall be at least two feet from ground level. Landscaping at full maturity or cars parked on the street shall not obstruct such additional addressing.
2. Signs shall display building addresses or unit number range using numerals at least four inches in height. Range of addresses shall note if all numbers are even or odd based upon existing or potential address sequencing conflicts on the opposite side of the addressed street, with the word "even" or "odd" in minimum four-inch-high letters.
3. Signs shall contain directional arrows, at least four inches in length/height, and street name in minimum three-inch-high letters, if the complex has more than one addressed street.
4. Monument signs may be used at vehicle entrances from a street to complex with sign copy no less than two feet from ground level and not obstructed by landscaping at full maturity or by parked cars. Numerals shall be at least four inches in height using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible. **Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: This provision not applicable -

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E. **[P]** There shall be positioned, at each vehicle entrance of a multiple family dwelling complex with more than two buildings, an illuminated diagrammatic representation of the complex, which depicts the location of the viewer and the unit designations within the complex. The diagram shall be of a size clearly readable from a distance of at least ten feet. It shall be lighted with a minimum maintained 2.0 foot-candles of light on the surface of the sign during the hours of darkness, utilizing a light source, constructed of weather- and vandal-resistant materials, and provided with an uninterruptible A.C. power source or controlled by a photoelectric device. Battery operated units are prohibited. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. **Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: This provision not applicable -

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F. **[P]** There shall be positioned, at each common area pedestrian entrance, for the public and tenants, of a multi-family dwelling complex having buildings that are at least four stories in height, an illuminated diagrammatic representation of the complex, which depicts the location of the viewer and the unit designations within the complex. The diagram shall be of a size clearly readable from a distance of five feet. It shall be lighted with a minimum maintained 2.0 foot-candles of light on the surface of the sign during the hours of darkness, utilizing a light source, constructed of weather- and vandal-resistant materials, and provided with an uninterrupted A.C. power source or controlled by a photoelectric device. Battery operated units are prohibited. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. **Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: *This provision not applicable -*

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G. **[P]** Pedestrian directional signage shall be provided for multifamily complexes and detached condominiums to guide persons to dwelling units and amenities (pool, recreation areas, active courtyards, offices) within and around buildings, and be posted at all decision-making locations, including: entrances, elevators, stair landings, and walkway intersections. Signage shall include the street name if more than one street name applies to the complex and be so positioned such that text and numerals are mounted not less than two feet high from the ground/floor level, clearly illuminated by dedicated or common area lighting, and not obstructed by landscaping at full maturity. Numerals, lettering, and arrows shall be at least two inches in height, using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible. **Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: *This provision not applicable -*

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H. A Wayfinding Plan shall be developed indicating the following:

1. Location and wording of directional signage for vehicles and pedestrians;
2. Location of building address numbers;
3. Landscaping details for areas near any signage or address numbers, including elevation showing trees near exterior address numbers;
4. Unit address numbers on each floor.
5. The plan shall include design drawings or exhibits that clearly illustrate the intent of the Wayfinding Plan. **Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: *This provision not applicable -*

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I. **[P]** In multiple family complexes, garages or carports not directly attached to the dwelling unit or placed next to the dwelling unit and discernible as being associated with 1 addressed dwelling unit shall not use corresponding dwelling unit addresses to identify the garage or carport. Where garages are attached and the dwelling unit number is not adjacent to the garage door, an address number shall be displayed, in a clearly visible location, using an address number a minimum of 4 inches in height. **Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: *This provision not applicable -*

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- J. Exterior address identification numbers and/or letters shall not be affixed to a surface using 2 sided tape or any material not resistant to weather conditions.
- K. (P) Residential parking structures shall be provided with rooftop addressing to meet the requirements as specified in section L.6 of 5-9-517.

### **STANDARDS FOR LIGHTING [Ref. IMC Section 5-9-516]**

[Note: Performance standards are contained herein for reference. Compliance shall be demonstrated in photometric study preceding plan check approval.]

(\*) Single-family dwelling units, garages, motor courts, and tracts of homes shall conform to the following lighting standards:

- A. [P] All garage doors shall have a light fixture that is capable of illuminating the door. Garage doors accessed from alleys are to have vandal resistant light fixtures. **Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: This provision is not applicable -

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- B. Private streets, drive aisles, alleys and Fire Department required roadways designed for use only in emergency situations shall be illuminated using the same standards as established for public thoroughfares.
- C. Off street parking spaces, or parking spaces not within the roadway, or motor courts serving at least three homes, shall be illuminated with a minimum maintained 0.50 foot-candles of light on the ground level during the hours of darkness.
- D. Model home temporary parking lots shall be illuminated with a minimum maintained 0.50 foot-candles of light on the ground surface during the hours of operation and one hour thereafter.
- E. Except as otherwise required, accessible luminaires utilized to meet the requirements of this section shall have fully enclosed vandal resistant light fixtures and be not less than three feet in height from the walking surface when used to illuminate walkways and a minimum of eight feet in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or 6 feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.
- F. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 20,000 hours, not battery operated and controlled by a photocell device or a time clock with an astronomic feature.
- G. [P] For developments that include common areas such as motor courts, internal walkways or similar spaces, a site plan shall be provided showing buildings and common areas required to be illuminated including tree landscaping, tree legend, fixture schedule, mounting height, lighting ratio and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured at grade on a horizontal plane and conform to a uniformity ratio of six to one (6:1 maximum/minimum). Landscaping shall not be planted so as to obscure required light levels with light fixtures exceeding eight feet in height installed at least two feet from a tree's canopy at 70 percent maturity. **Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: This provision is not applicable -

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H. Flag lots with a driveway to at least two homes, only on one side of the driveway, shall be illuminated as follows:

1. Bollard lights at least 36 inches in height or pole lights with shields, if necessary to block light into adjacent homes, and be illuminated with a minimum maintained 0.25 foot-candles of light on the ground level during the hours of darkness; or
2. A garage door light fixture, with an LED light emitting a minimum 1200 lumens of light and controlled by a photocell or astronomical clock.

I. Common area sidewalks, not directly adjacent to roadways, shall be illuminated with a minimum maintained 0.25 foot-candles of light on the ground level during the hours of darkness.

(\*) \_\_\_\_\_ Multiple-family buildings, carports, parking areas, driveways, and walking surfaces shall conform to the following lighting standards:

- A. All vehicular drive surfaces, open parking areas and carports shall be illuminated with a minimum maintained one foot-candle of light at ground level during the hours of darkness. *Exceptions:*
  1. A residential drive aisle may be illuminated with a minimum maintained 0.50 foot-candles of light on the ground level during the hours of darkness, if it is no wider than 30 feet, has buildings opposing each other on each side of the aisle and pedestrian circulation routes are not part of this aisle.
  2. Model home temporary parking lots may be illuminated with a minimum maintained 0.50 foot-candles of light on the ground surface during the hours of operation and one hour thereafter.
- B. All exterior common area pedestrian walkways and recreation areas shall be illuminated with a minimum maintained 0.25 foot-candle of light at ground level during the hours of darkness.
- C. Open stairways and enclosed common area corridors shall be illuminated with a minimum maintained two foot-candle of light on all landings and stair treads during the hours of darkness. Enclosed stairways shall be illuminated at all times with a minimum maintained one foot-candle of light on all landings and stair treads.
- D. Cluster mailboxes, trash enclosures/areas, vending machines, and public phones located on the exterior shall be illuminated with a minimum maintained one foot-candle of light, measured within a five foot radius at ground level, during the hours of darkness.
- E. Recessed areas of building or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 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 designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.
- F. Accessible luminaires utilized to meet the requirements of this section shall have fully enclosed vandal resistant light fixtures and be not less than three feet in height from the walking surface when used to illuminate walkways and a minimum of 78 inches in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.
- G. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 20,000 hours, not battery operated and controlled by a photocell device or a time clock with an astronomic feature.

H. Light fixtures for open parking lots may utilize motion sensing occupancy 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 0.25 foot-candles of light at ground level when not occupied. The motion sensing device shall be adjusted to sense and activate a light when a vehicle or person is within 24 feet of the fixture.

**[P]** A site plan shall be provided showing buildings, parking areas, 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. **Ref.** {Ref. plans, elevations, and applicable notes and/or details -

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

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J. Private streets, drive aisles, alleys, and Fire Department required roadways designed for use only in emergency situations shall be illuminated using the same standards as established for public thoroughfares.

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**(\*) STANDARDS FOR COMMON AREA LAUNDRY ROOMS IN MULTI-FAMILY COMPLEXES [Ref. IMC Section 5-9-516]**

A. **[P]** Entry doors shall have:

1. A minimum 600 square-inch clear vision panel, in the upper half of the door.
2. Automatic, hydraulic door closures.
3. Self-locking door locks equipped with a dead-locking latch, allowing exiting by a single motion and openable from the inside without the use of a key or any special knowledge or effort.
4. Non-removable hinge pins for out-swinging doors to preclude removal of the door from the exterior by removing the hinge pins.
5. A latch protector consisting of minimum 1/8 inch-thick steel attached to the door's exterior with non-removable bolts 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; It shall have a metal anti-spread pin a minimum of 1/2 inch in length.

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

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B. The laundry room shall be illuminated at all times with a minimum maintained 5 foot-candles of light at floor level, using a non-interruptible power source. There shall be no light switches inside the room that control light fixtures used to meet the lighting requirement.

C. Any portion of an openable window which is within 8 feet vertically or 6 feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar surface, or any climbable pole or tree, or any surface providing a foothold, shall be secured as follows:

1. Windows shall not provide an opening greater than 96 square inches; or
2. Transom windows opening at the top and hinged at the bottom may be utilized provided the bottom portion is not less than 6 feet from an exterior accessible surface. **Ref.** {Ref. plans, elevations and applicable notes and/or details or note: This provision not applicable -

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D. The entire laundry room shall be visible from the exterior along common area walking or driving surfaces. Perimeter windows and interior mirrors may be utilized to meet this requirement.

E. Laundry rooms are to be located in high activity areas with natural surveillance opportunities, and not in remote or isolated locations.

F. The laundry room shall have a camera surveillance system complying with the following standards:

- a. High-Definition color cameras shall be installed to view the entire room and shall clearly capture the entire person and a recognizable face image.
- b. Camera images shall be digitally stored for at least 30 days.
- c. 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.

#### **(\* STANDARDS FOR MAILBOXES [Ref. IMC Section 5-9-516]**

**[P]** Mailboxes not within a room are to be located in highly visible areas adjacent to common area activity amenities and not directly accessed from inside parking structures. The front of these boxes are to be illuminated, within a ten foot radius, with a minimum maintained five foot-candles of light on the ground at all times. **Ref.** {Ref. plans, elevations, and applicable notes and/or details-

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#### **(\* GATES TO SIDE OR BACKYARDS [Ref. IMC Section 5-9-216]**

Except as part of a required egress system, gates to side or backyards are to be equipped with a latch capable of being locked with either a padlock or other mechanical locking device which is accessible for outside the gate.

#### **(\* STORAGE ROOMS AND CABINETS IN SHARED MULTIPLE FAMILY GARAGES OR PARKING FACILITIES [Ref. IMC Section 5-9-216]**

Multiple family garages and any shared residential parking facility with storage units/cabinets shall be protected as follows:

- A. Storage room doors shall comply with Section 5-9-517.A if standard swinging doors are utilized.  
*Exception:* Hollow steel doors may be a minimum of 18 U.S. gauge.
- B. Storage units utilizing storage cabinets installed above grade shall utilize non-removable door hinges from the exterior and a locking device which protects a padlock from being cut.
- C. Garages and carports with three walls and a ceiling shall have garage doors and floor to ceiling walls separating assigned parking.

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

The provisions of this section shall apply to new construction or the modifications or replacements made to existing emergency access key vaults, key switches or radio controlled entry systems.

A. Private roads and parking areas or parking facilities when controlled by unmanned automated parking gates shall provide for police emergency access, at all individual gates, both ingress and egress, utilizing an approved radio controlled entry system and approved key switch device to be installed and designed as follows:

1. 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. The control housing 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 key switch 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.
2. Key switches shall be secured to the control housing telephone/intercom call box or parking ticket dispenser utilizing tamper resistant screws.
3. Except for an open surface parking lot with less than 100 parking spaces, a radio controlled entry system shall be installed per City specifications.
4. Vehicle gates shall be designed to open in a power failure.
5. Vehicle gates shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured 25 feet on each side of the gate at ground level. The light source shall be controlled by a photocell device or a time clock with an astronomic clock feature and capable of operating during a power outage.

**Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: These provisions are not applicable - }

B. }

All lockable pedestrian gates or doors to common area walkways, fire department emergency access pathways, mailrooms, and recreation areas/buildings of residential multi-family complexes or tract of homes shall provide for police emergency access utilizing an approved radio controlled entry system and approved key switch device or approved key vault which shall be installed as follows:

1. Pedestrian gates/doors using an electrically automated type lock shall be provided with an approved radio controlled entry system and a key switch within a telephone/intercom console, or mounted at a height of four or five feet above finished grade or floor, or in a control housing as described in section (A)(1) above or in a method approved by the enforcing authority. The radio controlled receiver shall be visible in order to determine, when activated, if the signal was received by illuminating a light. More than one gate/door, which are in close proximity to each other, may be operated by the radio controlled entry system if approved by the police department. *Exceptions:*
  - a. Recreation buildings/rooms are not required to have a radio controlled entry system.
  - b. Interior stairway doors which are not primary or common methods to enter the building and designed as emergency exits are not required to have a radio controlled entry system.

2. Pedestrian gates or exterior doors utilizing mechanical locks shall be provided with a key vault adjacent to each gate/door, securely attaching it to a fence or wall, mounted 4 feet above finished grade and within 2 feet of the locking device. Mechanical locks using combination locks shall have a keyway and key for the key vault.
3. Pedestrian gates not adjacent to vehicle gates and located in perimeter community walls or fencing, and using an electronically automated type lock, shall utilize a key switch, affixed with tamper resistant fasteners, mounted next to the access control reader; or, if a mechanical lock is used, then a key vault, mounted five feet above finished grade and within two feet of the locking device is required.
4. Pool gates with electronically automated type locks shall utilize a key switch, affixed with tamper resistant fasteners, mounted next to the access control reader. If the gate does not automatically unlock when losing power, then it is required to have a mechanical lockset and a key vault, mounted five feet above finished grade and within two feet of the locking device, and contain the mechanical key for the gate.
5. Elevators with access control systems shall install a key switch adjacent to the access control reader utilizing tamper resistant screws.

**Ref.** {Ref. plans, elevations, and applicable notes and/or details or note: These provisions are not applicable -

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