

**CHAPTER 15.40**  
**BUILDING SECURITY**

**ARTICLE I**  
**GENERAL PROVISIONS**

**SEC. 15.40.010.                    PURPOSE.**

The purpose of this chapter is to provide a minimum level of resistance to unlawful entry to building by establishing minimum standards of design and maintenance of certain security equipment within the city. The provisions of this chapter are not intended to prevent the use of any material, device, hardware, or method not specifically prescribed in this chapter, when such alternate provides equivalent security and is approved by the Police Department.

**SEC. 15.40.020                    SCOPE**

The provisions of this chapter shall apply to new construction, certain conversion of a home to a business, or when there is a change in business and additional merchandise or materials which would require security measures under this chapter are placed on the premises. Any addition, alteration, or repair to an existing building shall be made in conformance with the requirements of this chapter. Outside lighting requirements shall also apply. (Prior code 6.61)

**SEC. 15. 40.030.                    DEFINITIONS**

For the purpose of this chapter the following definitions shall apply:

- A. "Accessible" means admitting close approach because not guarded by locked doors, elevation, or other effective means.
- B. "Commercial building" means any building used in the conduct or carrying on of a business; storage of any merchandise, household goods, or product is considered a commercial building, and any building designed or used for commercial purposes.
- C. "Cylinder guard" means a metal ring surrounding the exposed portion of the lock cylinder, or any other device which is so fastened as to protect the cylinder from wrenching, prying, cutting, or pulling by attack tools.
- D. "Dead bolt" means a bolt that has no automatic spring action and is operated by a key cylinder, thumb turn or lever.

- E. “Deadlatch” means a latch in which the latch bolt is positively held in projected position by a guard bolt, a plunger or an auxiliary mechanism.
- F. “Insert” means a hardened-steel roller inside unhardened bolts to prevent bolt cutting or sawing with common tools.
- G. “Owner” means any person, firm, or corporation having a legal or equitable interest in the property, or a power of agency therein.
- H. “Residential unit” means and includes, but is not limited to motels, hotels, single-family dwellings, apartments, townhouses, condominiums, guest rooms, and garage areas.
- I. “Transom” means an opening above a doorway that can be opened, such as a hinged window, louvered window, or other material. (Prior code 6.65)

**SEC. 15.40.040 INSPECTION/RIGHT OF ENTRY.**

Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the enforcing official or his representative has reasonable cause to believe that there exists in any building or upon any premises any condition which is in violation of this chapter, he may enter such building or premises at any reasonable time to inspect the same or to perform his duty as outlined in this chapter; provided, that if such building or premises is occupied, he shall first present proper credentials and demand entry; and if such building is unoccupied, he shall first make a reasonable effort to locate the owner or some other person having charge or control of the building or premises and demand entry. If such entry is refused, the enforcing official or his representative shall have recourse to every remedy provided by law to secure entry. (Prior code 6.64)

**SEC. 15.40.050. ENFORCEMENT OFFICERS.**

This chapter shall be enforced and administered by the Building Official and the Police Chief. (Prior code 6.62)

**SEC. 15.04.060 APPEAL**

If approval of a requested alternate device, material or method is not granted by the chief building inspector, the owner or his agent may, within ten days from the receipt of notification of disapproval, file an appeal from the decision of the building official with the board of appeals. The board of the appeals shall hear the appeal within thirty days from the date of the filing of the appeal. The decision of the board shall be final. (Prior code 6.66)

**SEC. 15.40.070.**

**VIOLATION/PENALTY**

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of this chapter. Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine not to exceed five hundred dollars or by imprisonment in the city jail or county jail for not to exceed six months, or by both such fine and imprisonment. Each separate day or any portion thereof during which any violation of this chapter occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided. (Prior code 6.63)

**ARTICLE II**

**COMMERCIAL BUILDINGS**

**SEC. 15.40.080.**

**EXTERIOR DOORS.**

Each exterior door shall be secured as follows, where not prohibited by the building code:

- A. Single doors shall be equipped with a single cylinder dead bolt with a turnpiece with a minimum throw of one inch. A hook or expanding bolt may have a throw of three-quarters inch. A dead bolt must contain an insert of hardened steel to resist attempts at cutting through the bolt.
- B. On pairs of doors, the active leaf shall be equipped with the type lock required for a single door as in subsection "A" above. The inactive leaf shall be equipped with flush bolts protected by hardened material, with a minimum throw of five-eighth inch at the top and bottom.
- C. Cylinders shall be so designed or protected with cylinder guards that they cannot be gripped by pliers or other wrenching devices.
- D. Rolling overhead doors, solid overhead swinging, sliding, or accordion type doors shall be equipped with a cylinder lock or padlock when not controlled by electric power operation. Mounting screws for the lock case shall be inaccessible for the outside. A lock bolt shall be of hardened steel or have hardened steel inserts. The lock bolt shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation. If a padlock is used, it shall have a minimum of ¼ inch diameter hardened steel shackle, and hardened steel hasp attached by bolts which are no removable from the exterior.

- E. Metal accordion-grate or grille-type doors shall be equipped with metal 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 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 lock position.
- F. Outside pin-type hinges on all exterior doors shall be provided with nonremovable pins or shall have jamb pins which project through both hinge leaves and prevent removal of the door if the pin is removed from the hinge. Jamb pins shall be not less than three-sixteenths-inch diameter steel and shall project into the door and jamb not less than one-quarter inch. Jamb pins are not required for hinges which are shaped to prevent removal of the door when the hinge pin is removed.
- G. Glazed panels in doors or adjacent to the door frame shall be of approved, burglary-resistant material.
- H. Sliding glass doors shall have an approved auxiliary locking device added to the primary locking system to provide additional security when in the closed position. Such auxiliary locks shall have a minimum 5/16-inch diameter bolt with a minimum ½ inch throw. The bolt shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for its installation and operation.
- I. Doorjamb shall be constructed or protected to prevent violation of the function of the strike.
- J. All strike plate areas shall be of material designed to maintain the effectiveness of the locking bolt strength.
- K. Sliding doors shall be designed to prevent removal by lifting while in a closed or partially open position.
- L. Exterior doors shall be illuminated with a minimum of one footcandle of light at the door. Lights shall be protected from breakage or tampering.
- M. Entrance doors to individual office suits shall have a dead-bolt lock with a minimum one-inch throw. (Prior code 6.70)

**SEC. 15.40.085.                      LOADING/UNLOADING DOCKS,  
SHIPPING/RECEIVING AREAS**

- A. Exterior loading and unloading docks and shipping and receiving areas are not allowed.



- D. Air duct or air vent openings exceeding eight by twelve inches shall be secured by iron bars of at least one-half inch diameter, or one by one-quarter inch flat material spaced five inches apart and securely fastened, or by a steel grille of at least one-eighth inch material of not more than two-inch mesh and securely fastened. Barriers on the outside shall be secured with round-head flush bolts.  
(Prior code 6.72)

**SEC. 15.40.110. LADDERS.**

Ladders (excluding fire escapes) located on the exterior of a building, which could provide access to the roof, shall be secured from unauthorized use by covering the rungs with an approved barrier locked in place with a padlock.

The padlock shall have a minimum of five pin tumblers and be made of casehardened steel. Hinges used shall be of a nonremovable type. The barrier shall provide a minimum of eight feet of continuous covering extending twelve feet above ground level, or to the top of the ladder, whichever is lower. (Prior code 6.73)

**SEC. 15.40.120. LIGHTING.**

The following restrictions as to lighting of commercial buildings shall apply, where not restricted by the building code.

- A. Open or covered parking areas providing more than ten parking spaces shall be illuminated with a maintained minimum of once foot-candle of light at the parking surface when open for business during the hours of darkness.
- B. Lighting fixtures shall be so arranged as to disseminate light uniformly over the parking surface.
- C. Lights shall be protected from breakage or tampering.
- D. All lighting shall be private and not substituted with public street lighting to meet the requirements of the security code. (Prior code 6.75)

**SEC. 15.40.125. ADDRESS NUMBERS.**

- A. All commercial buildings shall display address numerals in such a position that the numerals are easily visible to approaching emergency vehicles.
- B. Such numerals shall be no less than six inches in height, with a minimum width of one inch, and shall be contrasting color to the background to which they are mounted or attached. During the hours of darkness the numerals shall

be illuminated with a maintained minimum of one foot-candle of light. In lieu of exterior illumination, the numerals may be backlighted with a fixture which is resistant to tampering and breakage, having an opaque background to which the numerals are mounted.

- C. The building address must be displayed on the front of the building, and shall be mounted on a non-movable surface nearest to the street.
- D. Commercial buildings housing more than one address must also display and maintain the address numerals on any rear or side exterior doors facing driveways, parking lots or other vehicle accesses.
- E. Multiple building projects not having independent street addresses shall display the address numerals plus a letter no less than six inches in height on each building sharing the common address. The address numerals and building letters shall be located in an area easily visible to approaching emergency vehicles and must be of contrasting color to the surface on which they are mounted.

**SEC. 15.40.130. SPECIAL SECURITY.**

- A. Intrusion devices. If the enforcing authority determines that the security measures and locking devices described in this chapter do not adequately secure the building, due to special conditions, he may require the installation and maintenance of an intrusion device (burglar alarm system).
- B. Each establishment listed below, having specific-type inventories, shall be protected by supervised service silent or local alarm (see Chapter 5.12, Alarm Systems, of this code):
  - 1. Art galleries;
  - 2. Camera stores;
  - 3. Clothing stores (new);
  - 4. Coin and stamp stores;
  - 5. Drugstores;
  - 6. Electronic equipment, include musical instruments;
  - 7. Fur stores;
  - 8. Guns and ammunition;
  - 9. Hazardous material, storage or processing;
  - 10. Industrial tool supply houses;
  - 11. Jewelry stores, retail manufacturing, wholesale;
  - 12. Liquor stores;
  - 13. Pawnshops;
  - 14. Office machines (excluding furniture);
  - 15. Precious metal storage;

16. Service stations;
17. Wholesale drugs;
18. Wholesale liquor, wine, or beer;
19. Wholesale tobacco.

- C. The provisions of this chapter are not intended to be exclusive. Security devices, materials or methods not specifically approved by this chapter may be employed if they are suitable to further the objectives of this article. Such alternate methods may include the use of security personnel or on-site security installations. A determination as to the suitability of such devices, materials or techniques shall be made by the building official upon concurrence of the chief of police. A request for approval shall be made in writing by the owner or his agent to the building official. Where approval is granted, the actual provision of the approved alternative security shall be deemed to be one of the conditions upon which occupancy of the structure or structures is permitted. (Prior code 6.75)

### **ARTICLE III** **RESIDENTIAL UNITS**

#### **SEC. 15.40.140. EXTERIOR DOORS**

Each exterior door shall be secured as follows, where not prohibited by the building code:

- A. Exterior doors and doors leading from garage areas into dwellings shall be of solid core no less than one and three-eighth inch thickness.
- B. Exterior doors and doors leading from garage areas into dwellings shall have a self-locking lock with a deadlatch, and a dead bolt lock with one inch throw.
- C. The locking device on main entrance doors shall be so constructed that both dead bolt and deadlatch can be retracted by a single action of the inside doorknob.
- D. The deadlatch lock and the dead bolt lock shall be keyed alike (one key will fit both locks).
- E. Cylinders shall be so designed or protected that they cannot be gripped by pliers or other wrenching devices.
- F. The lock or locks shall be operated from the inside of the door by a device not requiring a key.

- G. Pairs of doors shall have flush bolts with a minimum of throw of 5/8 inch at the head and floor (floor and ceiling) of the inactive leaf.
- H. Doorstop on a wooden jamb for an in-swing door shall be of one-piece construction with the jamb, or joined by a rabbet.
- I. The lock or locks shall be operated from the inside of the door by a device not requiring a key.
- J. Non-removable pin or interlocking stud-type hinge shall be accessible from the outside when the door is closed.
- K. Sliding glass doors shall have an approved auxiliary locking device added to the primary locking system to provide additional security when in the closed position. Auxiliary sliding glass door locks shall have a minimum of 5/16-inch diameter bolt with a minimum of 1/2 inch throw. The bolt shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation.
- L. Sliding doors shall be designed or fitted with devices to prevent removal by lifting or rising while in a closed or partially open position.

**SEC. 15.40.150.**

**GARAGE VEHICLE ACCESS DOORS**

- A. Sliding doors shall be secured with a cylinder lock, padlock, with hardened steel shackle, metal cane bolt or equivalent when not otherwise secured by electric power operation.
- B. Overhead doors shall be secured with metal slide bolts or equivalent on both the left and right sides of the door. Slide bolts mounted on the exterior side of the door must be provided with a padlock. Such padlock shall have a minimum of 1/4 inch diameter hardened steel shackle. Slide bolts mounted on the interior side of the door need not be supplied with padlocks.
- C. The lock shall be designed and installed so as to prevent the locking mechanism from being defeated by prying or shifting the door from side to side.
- D. A cylinder guard shall be installed on each mortise or rim-cylinder lock which projects beyond the face of the door or is otherwise accessible to gripping tools.

**SEC. 15.40.160. ENTRY VISION**

All main entry doors shall be arranged or equipped with approved devices so that the occupant has a view of the door area immediately outside the door without opening the door. If a door viewer is used, it must provide a minimum 180-degree field of view.  
(Prior code 6.81)

**SEC. 15.40.170. WINDOWS**

- A. Sliding windows shall be designed to prevent removal by raising of the moving panel from the track while in a closed or partially open position.
- B. Louvered windows shall be prohibited within eight feet of the ground level or balcony. (Prior code 6.82)

**SEC. 15.40.180. LIGHTING**

The following standards as to lighting or residential units shall be followed, where not prohibited by the building code:

- A. Each open parking lot (including lots having carports) providing more than ten parking spaces shall be provided with a maintained minimum or one footcandle of light on the parking surface during the hours of darkness.
- B. Lighting fixtures shall be so arranged as to disseminate light uniformly over the parking surface.
- C. Lights shall be protected from breakage or tampering.

**SEC. 15.40.190 PARKING SPACE IDENTIFICATION**

Parking space numbering or identification shall not correspond to guest room or apartment numbering or identification. (Prior code 6.85)

**SEC. 15.40.200 ADDRESS NUMBERS**

- A. All single-family or multiple-family dwellings shall display their main address numerals in such a position that the numerals are easily visible to approaching emergency vehicles.
- B. Such numerals shall be no less than four inches in height and shall be of contrasting color to the background of which they are attached. During the

hours of darkness the numerals shall be illuminated with a maintained minimum of one footcandle of light. In lieu of exterior illumination, the numerals may be backlighted with a fixture which is resistant to tampering and breakage, having an opaque background to which the numerals are mounted.

- C. All numerals shall be mounted on a non-movable surface closest to the street.  
(Prior code 6.86)

**SEC. 15.40.210. ADDRESS/DIRECTORY**

All multiple residential projects larger than ten units, whether attached or detached, shall display a directory, address and building identification which conforms to the following:

- A. All projects shall mount and display a master directory at each entrance. Each directory shall be a minimum of twenty-four inches by twenty-four inches with one-half inch lettering or numbering and shall identify individual units and each building in relationship to the whole complex.
- B. All buildings shall have an identification numeral or letter mounted to the building in such a location that the numeral or letter is easily visible to the approaching emergency vehicles. If there is a rear or second entrance, it shall also display the same numeral or letter as the main entrance. The identification numerals or letters shall be no less than six inches high, and shall be of contrasting color to the background on which they are mounted or attached.
- C. All buildings shall display their main address numerals in such a position that the numerals are easily visible to approaching emergency vehicles. Such numerals shall be no less than four inches high, and shall be of contrasting color to the background on which they are mounted or attached. All numerals shall be mounted on a nonmovable surface closest to the street.
- D. Individual residential units, not having independent street addresses, shall display unit numerals or letters which can easily identify individual units within the project. Such numerals or letters shall be no less than four inches high and shall be of contrasting color to the background on which they are mounted or attached. Individual unit numerals or letters can be mount on a movable surface such as a door.  
(Prior code 6.87)