

City of Tustin
BUILDING SECURITY
From Tustin City Ordinance 1503, Sec 2

RESIDENTIAL PROJECTS
with new or altered exterior envelope

Purpose

These provisions shall apply to openings into all dwelling units of Group R Occupancies, including dwelling units within apartment buildings, and to openings between attached garages and dwelling units. Except for vehicular access, door openings in enclosed attached garages shall be in accordance with these provisions.

Definitions

1. Approved. Approved by the Building Official as meeting the requirements of building security with regard to a given material, mode of construction, piece of equipment or device.
2. Auxiliary Locking Device. A secondary locking system added to the primary locking system to provide additional security.
3. Bolt. A metal bar which, when actuated, is projected (or thrown) either horizontally or vertically into a retaining member, such as a strike plate, to prevent a door from moving or opening.
4. Part. A part is a subassembly unit, which combines with other units to make up a component.
5. Primary Locking Device. The single locking system on a door or window unit whose function is to prevent unauthorized intrusion.
6. Single Cylinder Deadbolt. A type of lock which is activated from the exterior by a key and from the interior by a knob, thumb-turn, lever or similar mechanism.
7. Solid Core Door. A door composed of solid wood construction.
8. Stile. A vertical framing member of a window or door. A meeting stile is one which mates with a stile of another sash or a vertical framing member of a door or window frame when the sash is in the closed position.
9. Strike. A metal plate attached to or mortised into a door jamb to receive and to hold a projected latch bolt and/or deadbolt in order to secure the door to the jamb.
10. Swinging Door. A door hinged at the stile, or pinned at the head and threshold.
11. U.L. Listed. Tested and listed by Underwriters' Laboratories, Inc.

Garage Type Doors

Rolling Overhead, Solid Overhead, Swinging, Sliding or Accordion style doors shall conform to the following:

1. Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7'0". Panels above 7'0" and panels in residential structures shall have a density of not less than 5 ounces per square foot.
2. Overhead doors shall be equipped with bolts which shall be capable of utilizing padlocks with a minimum 9/32" shackle.

3. Doors utilizing a cylinder lock shall have a minimum five-pin tumbler operation with the bolt or locking bar extending into the receiving guide a minimum of 1".
4. Doors that exceed 16'0" in width shall have two lock receiving points, or if the door does not exceed 19'0", a single bolt may be used if placed in the center of the door with the locking point located either in the floor or door frame header.
5. Slide bolt assemblies shall have a frame a minimum of 0.120" in thickness, a bolt diameter a minimum of 1/2" and protrude at least 1 1/2" into the receiving guide. A bolt diameter of 3/8" may be used in a residential building.
6. Slide bolt assemblies shall be attached to the door with bolts which are non-removable from the exterior. Rivets shall not be used to attach such assemblies.
7. Padlocks used with exterior mounted slide bolts shall have a hardened steel shackle a minimum of 9/32" in diameter with heel and toe locking and a minimum five-pin tumbler operation. The key shall be non-removable when in an unlocked position.

Special Residential Building Provisions

1. Except for vehicular access doors, all exterior swinging doors of any residential building and attached enclosed garages, including the door leading from the garage area into the dwelling unit, shall be equipped as follows:
 - a. All wood doors shall be of solid core construction with a minimum thickness of 1 3/4", or with panels not less than 9/16" thick.
 - b. A single or double door shall be equipped with a single cylinder deadbolt having a minimum projection of 1" and an embedment of at least 3/4" into the strike receiving the bolt. The bolt shall be constructed so as to resist cutting tool attacks.

The cylinder shall have a cylinder guard, minimum five-pin tumblers, and shall be connected to the inner portions of the lock by connecting screws of at least 1/4" in diameter. (The provisions of the preceding paragraph do not apply where panic hardware is required or an equivalent device is approved by the enforcing authority. Further, a dual locking mechanism, constructed so that both the deadbolt and latch can be retracted by a single action of the inside door knob or lever, may be substituted provided it meets all other specifications for locking devices.)
 - c. The inactive leaf on metal frame double doors shall be equipped with flush bolts having a minimum projection of 5/8" at the top and bottom of the leaf. On wood frame double doors, the projection shall be a minimum of 1".
 - d. Glazing in exterior doors or within 40" of a door locking mechanism shall be of fully tempered glass or rated burglary-resistant glazing, except where double cylinder deadbolts are installed.
 - e. All front exterior doors shall be equipped with a wide angle (180-degree) door viewer, except where clear vision panels are installed.
2. Lighting for R Occupancies shall be as follows:
 - a. Aisles, passageways and recesses related to and within the building complex shall be illuminated with a maintained minimum of 0.25 foot-candle at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.
 - b. Open parking lots and carports shall be illuminated with a maintained minimum of 1 foot-candle of light on the parking surface during hours of darkness. Lighting devices shall be protected by vandal resistant covers or lens. These lighting devices shall be automatically energized during hours of darkness.
 - c. Luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures and be not less than 3'0" in height from the walking surface when used to illuminate

walkways and a minimum of 78" in height above the driving surface when illuminating surfaces associated with vehicles.

- d. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Landscaping shall not be planted so as to obscure required light levels. Illumination shall be measured in foot-candles on a horizontal plane.
3. Each residential unit shall have an enclosed parking space with a garage door equipped as described above.

Keying Requirements

Upon occupancy by the owner or proprietor, each single unit in a tract or commercial development, constructed under the same general plan, shall have locks using combinations which are interchange-free from locks used in all other separate dwellings, proprietorships or similar distinct occupancies. This is intended to prohibit master keying.

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