

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

NON-RESIDENTIAL PROJECTS  
with a new or altered exterior envelope

Purpose

These provisions shall apply to openings into all non-residential buildings and to openings between attached garages and non-residential buildings. Except for vehicular access, door openings in enclosed attached garages and non-residential buildings 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 deadbolt 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" 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 minimum bolt diameter of 1/2" and protrude at least 1 1/2" into the receiving guide.
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 Non-Residential Building Provisions

1. All exterior swinging doors shall be equipped with a single cylinder deadbolt. The bolt shall have a minimum projection of 1" and will have an embedment of at 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, five-pin tumblers (minimum) and shall be connected to the inner portion of the lock by connecting screws of at least 1/4" 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.)
2. Wood doors shall be of solid core construction and have a thickness of not less than 1 3/4".
3. Hollow metal doors shall be constructed of 16 U.S. gauge steel (minimum) and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed; such reinforcement being able to resist collapsing of the door around the locking device.
4. The inactive leaf on metal frame double doors shall be equipped with automatic flush bolts having a projection of 5/8" minimum at the top and bottom of the leaf. On wood frame doors, the projection shall be 1" minimum.
5. Double doors shall have an astragal constructed of steel a minimum of 1/8" thick which will cover the opening between the doors. The astragal shall be a minimum of 2" wide and extend a minimum of 1" beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by welding or non-removable bolts spaced apart not more than 10" on center.
6. Any glazing utilized within 40" of any locking mechanism on a door shall be secured as follows:
  - a. Fully tempered glass or rated burglary-resistant glazing; or
  - b. Iron or steel bars of at least 1/2" round, or 1" by 1/4" flat metal spaced not more than 5" apart and secured on the inside of the building; or
  - c. Iron or steel grills at least 1/8" thick with a maximum 2" mesh, secured on the inside of the building.Items a. and b. above shall not interfere with the operation of opening windows if such windows are required to be operable.
7. Aluminum frame swinging doors shall conform to the following:
  - a. The jamb shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of 3" and a horizontal distance of 1" each side of the strike, so as to prevent damage to the strike.
  - b. The bolt projection shall be a minimum of 1 1/2"; or, a hook shaped or similar bolt may be used as long as it engages the strike sufficiently to resist jamb spreading.
8. In multiple occupancy office buildings, all entrance doors to individual office suites shall meet the requirements for exterior doors.
9. Where panic hardware is required, it shall be equipped and installed as follows:
  - a. There shall be a minimum of two locking points on each door; or

- b. On single doors, panic hardware may have one locking point which shall not be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel 0.125" thick which shall be welded or attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of two inches wide and a minimum of one inch beyond the edge of the door; or
  - 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.
10. Exterior transoms or windows shall be deemed accessible if less than twelve feet above ground or adjacent to any pedestrian walkway. Accessible windows and transoms not visible from a public or private thoroughfare and having a pane or opening exceeding ninety-six square inches shall be constructed or protected as follows:
- a. Fully tempered or rated burglary-resistant glazing shall be used; or
  - b. Interior steel or iron bars of at least ½" round or 1" x ¼" flat steel or iron may be used if spaced not more than five inches apart and secured by bolts which are non-removable from the exterior; or
  - c. Interior iron or steel grills of at least 1/8" metal having a mesh of not more than one inch may be used if secured with bolts which are not removable from the exterior.

Items a. and b. above shall not interfere with the operation of windows if such windows are required to be operable. The bars or grillwork shall be capable of quick opening from the inside only.

11. All hatchway openings on the roof of any building used for business purposes shall be secured as follows:
- a. If the hatchway is of wooden material it shall be covered on the inside with a minimum sixteen (16) gauge sheet metal or its equivalent, attached with screws.
  - b. The hatchway shall be secured from the inside with a slide bar or slide bolt. The slide bar or slide bolt shall automatically release when actuated by smoke or heat from a fire.
  - c. Outside hinges on all hatchway openings shall be provided with non-removable pins and shall use non-removable screws for mounting.
12. All exterior air duct or air vent openings exceeding ninety-six square inches shall be secured by one of the following means:
- a. Iron or steel bars of at least ½" round or 1" x ¼" flat metal, spaced no more than five inches apart and secured by bolts which are not removable from the exterior; or
  - b. Iron or steel grills having a minimum thickness of 1/8", a mesh of not more than 1", and secured by bolts which are not removable from the exterior.
  - c. The above options must not interfere with any venting requirements.

13. Permanently affixed ladders leading to roofs shall be covered with sheet metal to a height of ten feet. If the ladder protrudes more than six inches from the building, the sides must also be covered with sheet metal. The covering shall be locked against the ladder with a case hardened hasp, secured with non-removable bolts or screws. If hinges are of the pin type, they shall be equipped with non-removable pins.

Padlocks shall have hardened steel shackles, heel and toe locking, a minimum of five-pin tumblers in its operation and a non-removable key when in an unlocked position.

14. All exterior commercial doors shall be illuminated with a minimum of one footcandle of light. Such lights shall remain lit during hours of darkness and be protected by vandal resistant covers.

15. Open parking lots providing more than ten parking spaces, and are used by the general public, shall provide a minimum of one footcandle of light on the parking surface from dusk until the termination of business on every operating day.
16. Every commercial building shall display an address number in a prominent position so that it is easily visible from the street. The numerals shall be no less than 6" in height, of a color that provides a significant contrast to the background, and be located so that they may be clearly seen and read. Any business which allows vehicular access to the rear of the building through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.

#### 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 units, proprietorships or similar distinct occupancies. This is intended to prohibit master keying.

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