



**SCMC 15.28.130  
SPECIAL BUILDING  
SECURITY PROVISIONS  
COMMERCIAL**

**BA-7**



# City of San Clemente

## **SCMC 15.28.130 SPECIAL COMMERCIAL BUILDING SECURITY PROVISIONS.**

- A. Swinging exterior glass doors, wood or metal doors with glass panels, solid wood or metal doors shall be constructed as follows:
1. Wood doors shall be of solid core construction with a minimum thickness of one and three-eighths (1 3/8) inches. Wood panel doors with panels less than one inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is attached with screws on minimum six (6) inch centers. Hollow steel doors shall be of a minimum sixteen (16) U.S. gauge sheet steel, and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device.
  2. Any glazing utilized within forty (40) inches of any locking mechanism shall be constructed as follows:
    - a. Fully tempered glass or rated burglary resistant glazing; or
    - b. Iron or steel grills or at least one-eighth (1/8) inch material with a maximum two (2) inch mesh secured on the inside, with safety release mechanism from the interior, may be utilized; or
    - c. The glazing shall be covered with iron bars of at least one-half (1/2) inch round or one (1) inch by one-fourth (1/4) inch flat steel material, spaced not more than five (5) inches apart, secured on the inside of the glazing, with safety release mechanism from the interior;
    - d. Items (b) and (c) above shall not interfere with the operation of opening windows if such windows are required to be openable by the Uniform Building Code.
- B. All swinging exterior wood and steel doors shall be equipped as follows:
1. A single or double door shall be equipped with a double or single cylinder dead bolt. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The dead bolt shall have an embedment of at least three-fourth (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five (5) pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch diameter. The provisions of the preceding paragraphs do not apply where (1) panic hardware is required, (2) an equivalent device is approved by the enforcing authority, or (3) doors containing glazing are equipped with a double cylinder deadbolt as specified above.
  2. Double doors shall be equipped as follows:
    - a. The inactive leaf of wood frame doors shall be equipped with flush bolts with a bolt projection a minimum of one (1) inch at the top and bottom of the leaf.
    - b. The inactive leaf on metal frame doors shall be equipped with flush bolts with a bolt projection a minimum of five-eighths (5/8) inch at the top and bottom of the leaf.
    - c. Double doors shall have an astragal constructed of steel .125 inch thick which will cover the opening between the doors. The astragal shall be a minimum of two (2) inches wide, and extend a minimum of one (1) inch 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 nonremovable bolts spaced apart on not more than ten (10) inch centers. (The door to which such an astragal is attached must be determined by the fire-safety codes adopted by the enforcing authority.)

- C. Aluminum frame swinging doors shall conform to the following:
1. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand one thousand six hundred (1,600) pounds of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike so as to prevent violation of the strike.
  2. A single or double door shall be equipped with a double cylinder dead bolt with a bolt projection exceeding one (1) inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The dead bolt lock shall have a minimum of five (5) pin tumblers and a cylinder guard.
- D. Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:
1. Panic hardware shall contain a minimum of two (2) locking points on each door; or
  2. On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached; or
  3. 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.
- E. Horizontal sliding doors shall be equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five (5) 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 locked position.
- F. In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.
- G. Windows shall be deemed accessible if less than twelve (12) feet above ground. Accessible windows having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches and not visible from a public or private thoroughfare shall be protected in the following manner:
1. Fully tempered glass or burglary-resistant glazing; or
  2. The following window barriers may be used but shall be secured with nonremovable bolt, but an interior safety release mechanism must be provided:
    - a. Inside or outside iron bars of at least one-half (1/2) inch round or one (1) by one-quarter (1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened, with interior safety release mechanism;
    - b. Inside or outside iron or steel grills of at least one-eighth (?) inch material with not more than a two (2) inch mesh and securely fastened, with interior safety release mechanism;
  3. If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt or crossbar;
  4. The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be openable by the Unified Building and Fire Codes.

- H. All exterior transoms exceeding ninety-six (96) square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:
1. Fully tempered glass or rated burglary resistant glazing; or
  2. The following barriers may be used but shall be secured with non removable bolts:
    - a. Outside iron bars of at least one-half (1/2) inch round or one (1) by one-quarter (1/4) inch flat steel material, spaced no more than five (5) inches apart and securely fastened, or
    - b. Outside iron or steel grills of at least one-eighth (1/8) inch with not more than a two (2) inch mesh and securely fastened;
  3. The protective bars or grills shall not interfere with the operation of opening the transoms if such transoms are required to be openable by the Uniform Building Code or Title 19, California Administration Code.
- I. Roof openings shall be equipped as follows:
1. All skylights on the roof of any building or premises used for business purposes shall be provided with:
    - a. Rated burglary resistant glazing; or
    - b. Iron bars of at least one-half (1/2) inch round or one (1) by one-fourth (1/4) inch flat steel material under the skylight and securely fastened; or
    - c. A steel grill of at least one-eighth (1/8) inch material with a maximum one (1) inch mesh under the skylight and securely fastened.
  2. All hatchway openings on the roof of any building or premises 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 at least 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 bolts.
    - c. Outside hinges on all half way openings shall be provided with non removable pins when using pintype hinges.
  3. All air duct or air vent openings exceeding ninety-six (96) square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:
    - a. Iron bars of at least one-half (1/2) inch round or one (1) by one-fourth (1/4) inch flat steel material spaced no more than five (5) inches apart and securely fastened; or
    - b. Iron or steel grills of at least one-eighth (1/8) inch material with a maximum one (1) inch mesh and securely fastened;
    - c. If the barrier is on the outside, it shall be secured with bolts which are nonremovable from the exterior;
    - d. The above (a and b) must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the Uniform Building Code or Title 19, California Administration Code.

- J. Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of ten (10) feet. This covering shall be locked against the ladder with a case hardened hasp, secured with nonremovable screws or bolts. Hinges on the cover will be provided with nonremovable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum five (5) pin tumbler with nonremovable key when in an unlocked position.
  
- K. A building located within eight (8) feet of utility poles or similar structures which can be used to gain access to the building's roof, windows or other openings shall have such access area barricaded or fenced with materials to deter human climbing.
  
- L. The following standards shall apply to lighting, address identification and parking areas:
  - 1. The address number of every commercial building shall be illuminated so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six (6) inches in height and be of a color contrasting to the background. In addition, any business which affords vehicular access to the rear through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.
  
  - 2. All exterior commercial doors shall be illuminated with a minimum of one (1) footcandle of light. All exterior bulbs shall be protected by a polycarbonate or other weather-and-vandalism-resistant globe or cover. Such light(s) shall be maintained during the hours of darkness.
  
  - 3. Open parking lots, and access thereto, providing more than ten (10) parking spaces and for use by the general public, shall provided with a maintained minimum of one (1) footcandle of light on the parking surface from dusk until the termination of business every operation day. (Ord. 1266 § 5, 2002; prior code § 29A-14)