

Chapter 87 - Crime Prevention and Security Standards

1. Purpose:

It is hereby determined that because of the increase of population and the increase in the number of non-residential and residential buildings and structures, the risk of crime, fire and general injury to persons has increased within the City. It is also determined that the adoption of these crime prevention and security standards, which anticipate, apprise and recognize the risk of crime and the need for security, will thereby remove the opportunity for crime, fire and create a safe and secure environment.

It is further determined that these standards are the minimum regulations and controls of the design, construction, security and crime prevention devices used in all buildings, structures and building sites in the City necessary to attain these goals of protection of persons and property and to create a safe and secure environment.

It is still further determined that certain types of facilities that house elderly persons must have minimum safety regulations to respond to their specific needs. These regulations take into consideration their limited capabilities to respond in an emergency and their need for security to minimize the risk of fire and crime hazards.

2. Enforcement:

This chapter shall apply to all new construction and to buildings and structures to which additions, alterations or both are made. The Police, Fire and Building Departments of the City, through their authorized employees and representatives, shall enforce this chapter. The requirements of this chapter are in addition to all other requirements and applicable codes, including, but not limited to, the BOCA Building Code and the State Building Code.

The provisions of this chapter are not intended to prevent the use of other devices or methods of construction, provided that such devices or methods of construction provide no lesser degree of safety or security than the minimum requirements set forth in this Chapter.

3. Appeals:

The decisions of the Chief Building Inspector, concerning whether other devices or methods of construction may be equal to or better than the requirements of this chapter, may be appealed to the Building Code of Appeals. The Board's decision shall be final.

4. Parking Structures and Facilities:

The following crime prevention and security design standards are required for all parking structures or facilities in the City.

- A. Ramp surfaces shall be laid with corrugated pavement in place. These will slow descending vehicles and discourage the use of the ramp by bicycles and skateboards.

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- B. Stairways or elevators shall be open as much as practical to permit viewing from the interior and exterior of the structure or facility.
 - C. Closed circuit television cameras shall be located throughout the structure or facility and shall be monitored by on-site security personnel as determined by the Chief of Police or his designee. The cameras shall be situated in vandal proof housings to reduce acts of destruction or vandalism and to insure their continuous operation.
 - D. Microphones and speakers shall be strategically located throughout the structure or facility and monitored by on-site security personnel as determined by the Chief of Police or his designee. The system shall allow for constant two-way communications.
 - E. The developer or user of the facility or structure must provide the police and fire departments with emergency access for vehicles attempting to enter the structure or facility.
 - F. A posted "fire lane, no parking" roadway shall encircle all freestanding structures or facilities.
 - G. Lighting in all areas of the structure of facility shall be at least 1.0 foot candles per square foot. All lighting fixtures shall have vandal proof polycarbonate type globes or coverings.
 - H. All levels that are totally or partially covered shall be equipped with an automatic fire suppression system as approved by the Fire Chief or his designee.
 - I. All levels are to be equipped with a dry standpipe system with connections provided so that any vehicles parked on the level can be reached with 100 feet of fire hose and a 30 foot stream, as approved by the Fire Chief or his designee.
 - J. A mechanical smoke control system shall be provided where necessary as determined by the Chief Building Inspector or his designee. The system shall provide 6 air changes per hour in the affected areas.
 - K. At least 2 pedestrian exits shall be provided from each level. These exits shall be remote or separated as far as practical from each other.
 - L. Access for firefighting shall be provided by a grade level exterior door with direct access to pedestrian exit stairwells. The vehicle entrances and exits shall also be available for firefighting access.
5. Housing Facilities for the Elderly:
- A. Lighting in parking lots, carports, and in the area of walkways, shall be at least 1.0 foot candles per square foot. All lighting shall be operational between the hours of

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dusk to dawn. All light fixtures shall be protected with vandal resistant polycarbonate globes or coverings.

- B. Lighting in interior hallways, commonly shared basements and/or utility rooms shall be continuously operational. All light fixtures shall have vandal resistant polycarbonate globes or coverings.
- C. Storage lockers, whether they be situated in basements and/or utility rooms, shall extend from the floor to ceiling with no openings at the top or bottom. Doors or gates shall be equipped with hardware that is non-removable from the exterior.
- D. All crawl spaces, attic hatches and similar openings shall be secured so as to prevent entry from the space/opening into individual apartments.
- E. There shall be positioned at each entrance an illustrated diagram representative of the layout of the complex. The diagram shall be illuminated and protected with a vandal resistant covering.
- F. Street addresses shall be prominently displayed on all four walls of individual buildings within the complex. The numerals shall be at least 4" in height and of a color that contrasts with the background. If there is insufficient exterior lighting in the area, the address shall be illuminated by means of a light fixture. Light fixtures shall be protected with vandal resistant polycarbonate globes or coverings.
- G. All buildings in a complex housing the elderly shall be fully protected with approved quick response automatic fire suppression installed in accordance with NFIPA 13.
- H. Individual Apartment/Unit Entry Doors

Swing-type doors on the exterior periphery of residential dwelling units shall satisfy the following requirements:

1. A wood door leaf shall be of solid core construction and have a total thickness of 1-3/4" between inner and outer surfaces in the zone of the perimeter stiles and rails. Total thickness of a metal door leaf shall also be a minimum of 1-3/4". A metal door leaf shall have a reinforced lock block to accept appropriate lockset.
2. Locks shall have 1" throw deadbolt and 1/2" throw deadlatch. The deadbolt shall be made of a hardened material. The inside knob shall retract the upper and lower bolt in one operation. Key operation shall be prohibited for reasons of life safety of the occupants.
3. Lock cylinders shall be so designed or protected as to preclude disassembly from the exterior by twisting, prying, pulling or other manipulation.

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4. Double doors with an inactive leaf shall be furnished with two 1" vertical throw bolts extending into metal strike plates. One vertical through bolt shall be mounted at the header and the second shall be mounted at the threshold.
5. Metal strike plates shall be required for all locking devices and shall have a minimum thickness of .062 inches (1.5mm).
6. Hinges for outswinging doors shall be equipped with nonremovable hinge pins or an interlock to preclude removal of the door from the exterior by removing the hinge pins.
7. Hinges and strike plates will be affixed to the jamb with at least No. 8 size screws, or equivalent, penetrating at least 2" into solid backing beyond the surface to which they are attached.
8. Keyed locks shall have a minimum of five tumblers or be of such design as to provide a minimum of 10,000 possible inter-change free combinations.
9. A system of construction keying must be provided which will insure that the use of construction keys will be precluded after occupancy.
10. If a single or active leaf of a double door is not equipped with glazing, a door viewer must be installed. The viewer shall allow for a 180 degree field of vision and be installed at a height so that any adult in the household will be able to comfortably utilize it.

I. Entry Doors and Common Doors

1. Main entrance doors and common doors (i.e. doors leading into basement laundry rooms and storage rooms, etc.) shall be secured with exit devices featuring 3/4" throw latchbolts or 3/4" throw two-piece anti friction latchbolts. The locks shall require keys to enter and "panic" bars to exit. All standards pertaining to door construction in H. 1. shall apply.
2. These doors shall be equipped with automatic closing devices.
3. Doors leading into basements, storage rooms, and laundry rooms, etc. shall be equipped with door viewers as specified in H. 10.

J. Sliding Patio Type Doors

1. Sliding patio doors shall be so protected that when the door is locked, neither fixed nor movable panels can be removed from the track.
2. Locks shall be provided as so to secure the movable panel to the jamb or upper track. The lock shall engage sufficiently so as to prevent its being

disengaged by any possible movement of the door within the space of clearances provided for installation and operation. Mounting screws for the lock shall be inaccessible from the exterior. Key operation of locks from the interior shall be prohibited for reasons of life safety of the occupants.

3. Keyed locks (exterior) shall have a minimum of five tumblers or be of such design as to provide a minimum of 10,000 possible inter-change free combinations.
4. Double sliding patio doors shall be locked together at the meeting rail with the locking means described in (b).
5. Sliding patio doors shall be adjusted in such a manner that the vertical play is taken up so as to prevent lifting with a pry tool.

K. Windows

1. Any window capable of being opened (double hung, sliding, casement, louver or jalousie) shall be secured with a locking device capable of withstanding a force of 300 lbs. applied in any direction.
2. Locking devices for windows shall be installed so that the securing hardware cannot be removed or circumvented from the exterior. Additionally, window assemblies shall incorporate no screw, bolt, nail, staple, hinge, pin or other mechanical fastener which is accessible from the exterior and whose removal would permit entry by disassembly.
3. All basement windows except those required for emergency egress, shall contain no more than 96 square inches with the smaller dimension not exceeding 6" or a structural element shall be incorporated so that objects greater than 6" cannot pass through.
4. The glazing material of any window (light) located within 40' of any door lock, shall be a polycarbonate having a thickness of at least 1/8". Glazing of this type shall be mounted/seated with an engagement of at least 5/8".
5. Sliding windows shall be adjusted in such a manner that the vertical play is taken up so as to prevent lifting with a pry tool.

L. Structure

Although structural design shall generally conform to the requirements contained herein, it is not the intent of these requirements to exclude other designs. Where other construction methods/means are shown to have equal or superior security characteristics in all of the areas specified, the police department, fire department and building department, through their authorized representatives and employees may consider them acceptable as meeting the intent of the requirements.

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1. Wood wall framing on each side of a door opening governed by security requirements shall include the following components:
 - a. Stud framing to which the door header is secured shall be equal to a pair of 2 x 4 (nominal size) wood studs on each side of the door opening extending between top and bottom plates of the wall framing in addition to the 2 x 4 wood buck extending the height of the rough opening for the door.
 - b. Stud framing immediately beyond the between-stud space on each side of the door opening shall be equal to paired 2 x 4 wood studs extending between top and bottom plates of the wall framing.
 - c. The distance between centerlines of the 2 x 4 stud components on each side of the between-stud space shall not be greater than sixteen (16") inches.
 - d. Horizontal 2 x 4 wood bridging spanning the between-stud space on each side of the door opening shall consist of a top bridging member approximately five (5") inches beneath the bottom of the door header; a bottom bridging member approximately ten (10") inches above the rough floor level and a center bridging member equidistant between the other two bridging members.
 - e. Sheathing applied to wall framing on each side of a door opening shall be mechanically secured to each of such bridging members.
 - f. Sidelights on either side of a door opening shall incorporate such bridging members into their design.
2. Finished wood door frames shall have stops rabbeted from the jamb and head member. Such stops shall project no less than 1/2" from the surface of the jamb for a distance of no less than 1-1/2".
3. Finished door frames shall be set within the rough opening of the door with tolerances for shim space no greater than 1/4" between a door jamb member and the rough framing buck or wall structure and no greater than 1/2" between a door head member and the rough header framing, lintel or wall structure.
 - a. Such shim spacing shall be securely filled beside a door jamb at each position opposite bridging members of between-stud space or at the same level of hinges and strike plates on both sides of door openings.
 - b. Such shim spacing shall be securely filled above the vertical throw bolt on the inactive leaf of a double door that projects into the

header.

4. Such shim spacing shall be provided for sliding patio type doors.
5. Windows shall be subject to the same shim space requirements as doors. Such shim spacing shall be securely filled on both sides of the rough opening that are parallel to the track upon which movable sash slide.

M. C.C.T.V.

1. In housing for the elderly, parking lots, walkways, courtyards, and the aforementioned commonly shared doors (i.e. main entrances and those leading into basements and/or laundry rooms, shall be monitored with closed circuit television. Cameras shall be strategically located and transmit signals to a staffed management or caretaker's office. During those hours when the management or caretaker's office is unmanned, camera transmissions shall be recorded by means of a video time lapse recorder with time and date generator.

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6. Swing-Arm and Other Types of Security Gates:

Those developers, leasing agents, etc., choosing to erect wingarm and other type gates to limit access to the general public shall equip same with a means by which Public Safety officers may easily bypass such barriers.

- A. It is required that these devices be equipped with activation units (key pads and remote transmitters). Key pads shall be located so that they are easily reached by the operators of and from within emergency vehicles. Key pads shall be programmed so that any public safety officer may readily be designated by the police and fire departments. Gates shall also be controlled by means of remote transmitters, programmed to a unique code set by the police and fire departments. A sufficient quantity of transmitters shall be supplied to the City so that all emergency vehicles may be equipped with same.
- B. It shall also be required that swing-arm and other type of gates be capable of being operated manually in case of power failures or other types of mechanical failures. This should be accomplished by means of manual pull stations that are connected to audible and/or visible signals.

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