



**SCMC 15.28 -  
BUILDING  
SECURITY  
RESIDENTIAL**

**BA-6**



## CITY OF SAN CLEMENTE

### **SCMC 15.28 –RESIDENTIAL BUILDING SECURITY**

#### **Sec. 15.28.090 FRAMES/JAMBS/STRIKES/HINGES**

Installation and construction of frames, jambs, strikes, and hinges shall be as follows:

- A. Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six (6) inches on each side of the strike.
- B. In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.
- C. Door stops on wooden jambs for in-swing doors shall be of one (1) piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
- D. The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass, and secured to the jamb by a minimum of two (2) screws which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.
- E. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

#### **Sec. 15.28.100 WINDOWS/SLIDING GLASS DOORS**

The following requirements must be met for windows and sliding glass doors:

- A. Except as otherwise specified in Sec. 15.28.120 (Special Residential Building Provisions), and Sec. 15.28.130 (Special Commercial Building Provisions), all openable exterior windows and sliding glass doors shall comply with the tests set forth in Sec. 15.28.140 (tests).
- B. Louvered window shall not be used when any portion of the window is less than twelve (12) feet vertically or six (6) feet horizontally from any accessible surface of any adjoining roof, balcony, landing, stair tread, platform or similar structure.

#### **Sec. 15.28.110 ROLLING OVERHEAD, SOLID OVERHEAD, SWING, SLIDING, OR ACCORDION GARAGE TYPE DOORS**

Rolling overhead, solid overhead, swing, sliding, or accordion garage-type doors shall conform to the following standards:

- A. Wood doors shall have panels a minimum of five-sixteenths (5/16) inches in thickness with the locking hardware being attached to the support framing.
- B. Aluminum doors shall be a minimum thickness of .0215 inches and riveted together eighteen (18) inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within three (3) inches of the strike area of the pilot or pedestrian access door.
- C. Fiberglass doors shall have panels a minimum density of six (6) ounces per square foot from the bottom of the door to a height of seven (7) feet. Panels above seven (7) feet and panels in residential structures shall have a density not less than five (5) ounces per square foot.
- D. Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation, with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch.
- E. Doors that exceed sixteen (16) feet in width shall have two (2) lock receiving points; or, if the door does not exceed nineteen (19) feet, a single bolt may be used if placed in the center of the door, with the locking point located either at the floor or door frame header, or torsion spring counter balance type hardware may be used.
- F. Except in a residential building, doors secured by electrical operation shall have a keyed switch to open the door when in a closed position, or by a signal locking device.

- G. Doors with slide bolt assemblies shall have frames a minimum of .120 inches in thickness, with a minimum bolt diameter of one-half (1/2) inch and protrude at least one and one-half (1 1/2) inches into the receiving guide. A bolt diameter of three-eighths (3/8) inch may be used in a residential building.
- H. The slide bolt shall be attached to the doors with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

Except in a residential building, padlock(s) used with exterior mounted slide bolt(s) shall have a hardened steel shackle locking both at heel and toe and a minimum five (5) pin tumbler operation with non-removable key when in an unlocked position. Padlock(s) used with the interior mounted slide bolt(s) shall have a hardened steel shackle with minimum four (4) pin tumbler operation.

### **Sec. 15.28.120 SPECIAL RESIDENTIAL BUILDING PROVISIONS**

- A. All exterior swinging doors and doors leading from garage areas into private family dwellings shall be secured as follows:
  - 1. All wood doors shall be of solid core construction with a minimum of one and three-eighths (1 3/8) inches and with panels not less than nine-sixteenth (9/16) inch thick.
  - 2. A single or double door shall be equipped with single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (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. All installation shall be done so that the performance of the locking device will meet the intended anti-burglary requirement. A dual locking mechanism constructed so that both 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 specification for locking devices. Double deadbolt locks are not authorized for use in residences unless they possess a key-retaining device which makes it impossible to remove the key when locked from the interior of a dwelling.
  - 3. The inactive leaf of wood frame double door shall be equipped with metal flush bolts with a bolt projection of a minimum of one (1) inch at the top and bottom of the leaf.
  - 4. The inactive leaf of a metal frame double door shall be equipped with metal flush bolts with a bolt projection of a minimum of five-eighths (5/8) inch at the top and bottom of the leaf.
  - 5. Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be of fully-tempered glass, or rated burglary resistant glazing.
  - 6. All front exterior doors shall be equipped with a wide angle one hundred eighty (180) degree door viewer, except where clear vision panels are installed.
- B. Street numbers and other identifying data shall be displayed as follows:
  - 1. Every private dwelling shall display a street number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4) inches in height and shall be of a contrasting color to the background to which they are attached for greater visibility.
  - 2. There shall be positioned at each entrance of a multiple dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number which is easily visible to approaching vehicular and/or pedestrian traffic.
- C. Lighting in multiple family dwellings shall be as follows:
  - 1. Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least .25 foot candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
  - 2. Open parking lots and carports shall be provided with a maintained minimum of one (1) foot-candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.