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**BUILDING INSPECTION DIVISION
SECURITY ORDINANCE GUIDELINES**

DIVISION 2. RESIDENTIAL BUILDING SECURITY

SEC. 8.240. Applicability

All residential buildings and accessory buildings, including detached garages, shall comply with the standards set forth in this division. Existing apartment buildings or residential complexes which are converted to condominiums or community apartment projects shall comply with the requirements of this division. Common green subdivisions shall be treated as single-family dwellings for the purposes of this division. (Ord. No.1.79, 1/8/79; Ord No. 15.92, 6/9/92; Ord. No 22.95, 11/28/95.)

SEC. 8.241. Single-family and duplex (two-family) dwelling security

All single-family dwellings and duplexes, including the attached garages to such dwellings, shall comply with the following provisions:

- A. **Doors**—sliding glass doors opening onto patios or balconies which are accessible from the outside shall comply with the following requirements:
1. Sliding glass doors having the movable section on an outside track shall be provided with interlocking stiles capable of resisting the passage of any tool or device used to manipulate the lock.
 2. Approved primary locking devices shall be provided on all sliding glass doors. Mounting screws for the lock case shall be inaccessible from the outside. Lock bolts shall be of hardened steel or have hardened steel inserts. The lock bolt shall engage the strike sufficiently to prevent its being disengaged by manipulation. The strike area shall be reinforced to maintain effectiveness of bolt strength.
 3. Approved auxiliary locking devices such as a sliding glass drop bar, secondary dead bolt or similar locking device shall be installed at an easily accessible location on all sliding glass doors and shall not be accessible from the exterior of the building; or doors must meet California Window Manufacturers Association standard, CMBSO 1-79 or CAWM 301-90 or CAWN 300-89.
 4. Sliding glass doors shall be designed and installed so as to prevent their removal by raising the moving panel from the track while in a closed position.

B. Windows – sliding glass

1. Sliding glass windows shall have the movable section of the window slide on the inside of the fixed panel.
2. Sliding windows shall be designed to prevent removal by rising of the moving panel from the track while in a closed position.
3. Sliding glass windows shall have an approved permanently installed primary locking device and an auxiliary locking device installed which are not accessible from the exterior of the building; or meet California Window Manufacturers Association standards, CMBSO 1-79 and/or CAWN 301-90.

C. Other types of windows

1. An openable window, skylight or similar window-type device, whether casement, double-hung or sliding, which forms a part of the enclosure of a dwelling unit, shall be constructed, installed and secured as set forth in Section 8.241.b.3 when such window, skylight or window-type device is accessible from the outside.
2. Louvered windows shall not be used when any portion of the window is accessible from the outside.

D. Exterior doors (except vehicle doors in garages and doors between dwellings and garages)

1. All exterior doors shall be of solid wood core construction of not less than 1-3/8 inch thickness; provided, however, that decorative panels may be used or a portion of the door may include a decoratively carved design, no portion of which may be less than 9/16 inch in thickness. All such doors shall be installed with hinges and hinge pins that are in the interior of the building, or are equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
2. All swinging doors shall be equipped with either a combination dead bolt/dead latch locking device or a dead bolt as defined in Sec. 8.221, except that existing residential buildings where required under Sec. 8240, may comply with this requirement by the installation of a dead bolt locking device on the existing door.
3. Double leaf doors when used as exits shall have approved automatic flush bolt and latching hardware. All other types of double-door installation must be approved by the administrative authority.
4. Wherever glass is installed in any window or window-type opening located within 36 inches of any locking device on a door, it shall consist of burglary-resistant glass or equally resistant glasslike material.
5. Exterior doors which have no means of observation via adjacent windows shall be equipped with a viewing port or peephole.
6. Openings for delivery of mail shall be no larger than 24 square inches. Those openings located within 3 feet of any locking device shall be so constructed to prohibit access to the interior doorknob.

E. Garage doors for vehicles.

All solid overhead, swinging, sliding, or accordion garage-type doors shall be secured with a cylinder lock, padlock, and/or metal slide bar, bolt or crossbar on the inside when not otherwise controlled or locked by electric power operation. If a padlock is used, it shall be of hardened steel shackle. Doors utilizing a cylinder lock shall have a minimum five-pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one inch. The bar bolt shall have a 1/2 inch diameter opening for attaching a padlock. In the event that this type of door provides the only entrance to the front of the building, a cylinder lock or padlock may be used on the outside.

F. Frames/jambs/strikes

Construction and installation of frames, jambs and strikes shall conform to the following requirements:

1. Wooden 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 for a vertical distance of six (6) inches each side of the strike.
2. Door stops on wooden jambs for in-swinging doors shall be of one-piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
3. The strike plate for dead bolts on all wood framed doors shall be constructed of minimum 16 U.S. gauge steel, bronze or brass and secured to the jamb by a minimum of two screws, which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached. (Ord. No. 1.79, 1/8/79; Ord. No. 15.92, 6/9/92; Ord. No. 22.95, 11/28/95.)
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SEC. 8.242. Multiple-family dwellings

All multiple-family dwellings shall comply with the requirements for single-family dwellings and duplexes set forth in Sec. 8.241 and, in addition thereto, shall comply with the following requirements.

A. Lighting in multiple-family dwellings

1. Passageways and recesses related to and located within the building or building complex, shall be illuminated with an intensity of at least 1.0 foot-candle at the ground level during the hours of darkness. Lighting devices shall be protected by weather- and vandalism-resistant covers and shall be designed to turn on automatically at night. Perimeter lighting shall be designed and shielded so as not to cause off-site glare or nuisance.
2. Open parking lots shall be lit in accordance with a detailed plot plan which must be submitted prior to initiation of construction that shows the light levels on the entire parking lot and which is further supported by certification that the lighting equipment is operating as designed and is not causing inappropriate off-site glare. Lighting devices shall be protected by weather- and vandalism-resistant covers.
3. Carports shall be provided with fluorescent lighting for nighttime security which shall be illuminated with an intensity of a minimum of 1.0 foot-candle at ground level. The lighting shall be designed and shielded so as not to cause off-site glare or nuisance and shall be installed to the satisfaction of the administrative authority. Lighting devices shall be protected by weather and vandalism-resistant cover.

B. Exterior doors

Exterior doors, doors leading from garage areas into multiple-dwelling buildings and doors leading into stairwells below the sixth-floor level shall have self-closing and self-locking (dead latch) devices to prohibit unauthorized access into the common areas of the building while still allowing unrestricted egress from the interior of the building to the outside.

1. Vehicular entrances to underground parking garages

Vehicular entrances to underground parking garages shall be secured by controlled gates, operated by either a card or by an automatic door opener. Said entrances, as well as any other opening on exterior walls over 8 inches by 12 inches, shall be protected by the installation of grillwork of at least ½ inch metal bars on 5 inch centers with 1-1/4 inch strap frames. (Ord. No. 1.79, 1/8/79; Ord. No. 2.88, 1/12/88; Ord. No. 15.92, 6/9/92; Ord. No. 22.95, 11/28/95.)

SEC. 8.243. Detached accessory buildings, including private residential garages

All detached buildings accessory to residential developments, including detached residential garages not otherwise exempted under Sec. 8.228, shall comply with all of the requirements for single-family dwellings and duplexes as set forth in Sec. 8.241, except for the following changes or deletions:

- A. Section 8.241.d.2 shall be modified by requiring that all exterior swinging doors be equipped with a single or double cylinder dead bolt.
- B. Subsections e. and f. of Sec. 8.241 shall not be applicable to such detached accessory buildings. (Ord. No. 1.79, 1/8/79; Ord. No. 15.92, 6/9/92; Ord. No. 22.95, 11/28/95.)

SEC. 8.244. to 8.249. Reserved for future use.