

ORDINANCE NO. 693

AN ORDINANCE OF THE CITY OF ADDISON, TEXAS, AMENDING ORDINANCE NO. 563, THE BUILDING CODE FOR SAID CITY, ADDING CHAPTER 41, UNIFORM BUILDING SECURITY CODE, WHICH ARE MINIMUM REQUIREMENTS FOR SAID ORDINANCE NO. 563, RELATING TO PHYSICAL SECURITY OF BUILDINGS AND OTHER STRUCTURES TO PREVENT AND REDUCE THE INCIDENCE OF BURGLARY; PROVIDING A FINE OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR ANY VIOLATION THEREOF, AND PROVIDING THAT EACH DAY OF VIOLATION SHALL CONSTITUTE A SEPARATE OFFENSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Addison has sustained a continual increase in residential and non-residential burglaries at the rate of 286 over the past 2 years; and,

WHEREAS, the economic loss to the residents and businessmen of the community is approaching TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000) annually; and,

WHEREAS, because of the increasing volume of burglaries in said city, it is imperative that the citizens and inhabitants of said city begin to use preventative measures to reduce and reverse this trend; and,

WHEREAS, burglary prevention can be clearly enhanced by improving the physical security and burglary resistance at points of entry of all buildings and structures; Now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ADDISON:

Section 1. Ordinance No. 563, passed on the 19 day of February, 1980, and approved on the 19 day of February, 1980, adopting a building code for the City of Addison, is hereby amended by adding Chapter 41, Uniform Building Security Code to read as follows:

Section 2. Purpose.

The purpose of the provisions of this Section is to protect the general health, safety and welfare of the public and the protection of persons and property by providing minimum requirements to safeguard property against burglary and other unlawful trespasses. These minimum requirements will achieve this purpose by regulating and controlling the design,

Section 2. Purpose. Continued

construction and quality of materials and equipment as they relate to the security of all buildings and structures hereafter constructed, remodeled or repaired within the boundaries of the City of Addison.

Section 3. Scope.

The provisions of this Section shall apply to all new construction and, except as otherwise provided herein, to existing buildings and structures in the single-family, multi-family and business classes as defined in the city's building code and/or these provisions to which additions, alterations, or repairs are made except as specifically provided herein. When additions, alterations or repairs within any twelve (12) month period exceed fifty per cent (50%) of the replacement value of any existing building or structure, such building or structure shall be made to conform to the security requirements for new construction. Structures occupied at this time shall be deemed existing non-conformities.

Section 4. Definitions.

The following definitions are in addition to those set forth in the appropriate chapter(s) or section(s) of the city's building code.

Activate. To engage a locking device to make it effective in preventing unauthorized entry through a door, window, or other access point to which the device is attached.

Access Point. Any opening in the exterior of a building or structure which has a clear cross-section of 96 square inches or more and which has as its smallest dimension a span in excess of six inches, and which includes, but is not limited to, doors and windows.

Accessible. Any access point within 18 feet of the ground or within 18 feet of the roof of an adjoining building or structure; or within 14 feet from directly or diagonally opposite windows, fire escapes, ledges or roofs; or within 3 feet of another access point, fire escape or ledge which projects from the same or an adjacent wall and which leads to another building or structure. A "roof" is any surface of a building or structure which provides a horizontal supporting surface of 6 feet or more in width. "Diagonally opposite" means that the angle measured from the horizontal planes of the access points or surfaces in question is not greater than 45 degrees.

Building Official. The Building Official of the City of Addison or his designated representative.

Business Establishment. An establishment which uses or occupies any building or structure or portion thereof for the purpose of manufacture, storage, warehousing, transfer, sale, display or purchase of goods, wares, merchandise or services.

Section 4. Definitions. Continued

Combination Deadlatch and Deadbolt Lock. A device combining a deadlatch operable by knobs from inside and outside with a deadbolt lock operable from inside by a thumbturn or key and from outside by a key, both of which can be retracted from inside by turning the knob and from outside by a key.

Control Device. A key or similar mechanical implement that is normally used by authorized persons to activate or deactivate a locking device.

Flush Bolt. A deadbolt lock normally used on inactive door(s) that is attached to the top and bottom and/or side of the door and engages in the frame and/or base of the door.

Cylinder. The part of a lockset that has an entrance for the key used to activate the locking mechanism.

Dead-Locking Latch. A latch equipped with a locking device which, when in a closed position, causes the latch to resist being retracted by pressure applied to it (also called springbolt with anti-shim device).

Deadbolt Lock. A locking device with a bolt that has no automatic spring action and, therefore, must be operated manually by a key cylinder, thumbturn or lever, and is positively held fast when in the projected position.

Deadbolt Lock, Double Cylinder. A deadbolt lock that can be activated only by a key from the inside and the outside.

Deadbolt Lock, Single Cylinder. A deadbolt lock that is activated from the outside by a key and from the inside by a knob, thumbturn, lever or similar mechanism.

Dwelling, Multiple-Family. A building, including hotels, condominiums, motels and apartments, or portion thereof, designed for occupancy by more than one family living independently of other families.

Dwelling, Single-Family. A building, including duplexes, semi-detached dwellings and townhouses, designed exclusively for occupancy by one family.

Exterior. That portion of a building or structure that provides access from outside the building or structure. This shall include, but is not limited to, those portions of individual business establishments housed in a common building or structure which are accessible to the public, e.g., as in a shopping center, mall, hotel, motel or apartment complex. This definition also includes doors leading from garage areas into single-family dwellings.

Hardened Steel. Heat-tempered steel. The steel is heated to a predetermined temperature and then quenched in oil or water for rapid cooling.

Section 4. Definitions. Continued

Locking Device. A mechanical implement or combination of mechanical implements attached to a door, window or other access points of a building or structure, and which is designed to prevent unauthorized persons from entering the building or structure through the door, window or other access point on which the locking device is activated.

Person. Any individual, firm, partnership, association, corporation, company or organization of any kind.

Shell Structures. A commercial or retail building with an unfinished interior consisting of a foundation with columns and/or walls supporting a complete roof assembly, which building or parts thereof are not enclosed until said space is leased.

Throwbolt. A manually-operated deadbolt lock for an inactive leaf, which is normally placed on the inside portion of a door (e.g., flush bolt).

Section 5. Responsibility for Enforcement/Compliance/Right of Entry/Method of Enforcement/Approvals.

RESPONSIBILITY FOR ENFORCEMENT

The provisions shall be administered and enforced by the Building Official of the City of Addison.

RESPONSIBILITY FOR COMPLIANCE

The owner of record or his designated agent shall be responsible for compliance with the provisions set forth herein.

RIGHT OF ENTRY

Whenever necessary, and with the consent of the owner, his agent, the tenant, or person in charge, the Building Official may make an inspection to enforce any of the provisions set forth herein. Such entry may be made at any reasonable hour. The Building Official shall present credentials which establish and provide evidence of his identity and authority. If the Building Official is refused entry, he may take action to gain access in accordance with and as provided by the Uniform Building Code, Section 202C.

METHOD OF ENFORCEMENT, APPEALS AND VARIANCES

Methods for the enforcement, appeal and the grant of variances under these provisions shall be those set forth in the Uniform Building Code, Section 204.

Section 6. Alternate Security Provisions

Section 6. Alternate Security Provisions. Continued

Such other security devices, materials or methods of construction may only be used upon the approval of the Building Official.

Section 7. Testing.

Whenever there is insufficient evidence that any security device, material or any method of construction does not conform to the requirements set forth herein, or in order to substantiate claims for alternate security devices, materials or methods of construction, the Building Official may require the person responsible for compliance to submit any such alternate to such tests as the Building Official deems necessary and proper to determine if it is at least equivalent to the prescribed herein in quality, strength, effectiveness, burglary resistance, durability and safety.

Section 8. Life Safety Factor.

None of the provisions set forth herein shall supersede any local, state or federal laws, regulations or codes dealing with the life safety factor. Enforcement of these provisions shall be in cooperation with the local fire authority to avoid conflict with fire laws.

Section 9. Security Advisory Committee.

There is hereby created an ad hoc security advisory committee. The committee shall assist with the administration of the provisions set forth herein, provide counsel to interested parties as to these provisions, and periodically review these provisions to insure that they remain responsive to local needs and conditions.

The committee shall be comprised of officials representing the following departments: Building/Engineering, Fire, Police and Legal department. Members of the committee shall have a knowledge of these provisions and understand the purpose and intent of the City's crime prevention program, if one exists. The committee shall report to the Chief Administrative Officer of the City.

Section 10. General Minimum Specifications and Standards.

The following minimum specifications shall be applicable to all building classes referenced in these provisions.

- (1) Exterior doors with hinges located on the outside must have the hinge pins secured by using nonremovable pins or a safety stud. An alternative could be to weld the pin securely in place.
- (2) Lock Assembly Specifications for Exterior Single Swinging Door

In addition to being equipped with a deadlatch with a half-inch minimum throw, each exterior single-swinging door shall be secured by a deadbolt lock with one-inch minimum throw having hardened steel inserts; alternately the deadbolt lock will be

Section 10. General Minimum Specifications and Standards. Continued

- (2) of a design which otherwise prevents a spreading threat. Firmly secured metal striker plates are required on the door jambs of all doors and are to be located at the point where the required lock engages the jamb. The striker plates shall be attached to the door frame with not less than two #8 ~~mm~~-inch screws and when attached to metal, at least two #8 machine screws.

The locking device also shall be so constructed and installed that when a door is closed the device cannot be made inactive through the removal of mounting screws or bolts. Locking devices and parts of locking devices shall not be used if they bear any numbers of letters which would reveal a combination from which a key or similar control device could be fashioned or selected and used to deactivate the locking device. These numbers or letters must be removed.

When a padlock-type locking device is used, it shall not be capable of being deactivated through hammering or other shock techniques. The slide bolt or hasp-and-shackle to which the padlock is attached shall be constructed of hardened steel and shall be installed so that it cannot be removed when the door is closed and the padlock is activated.

(3) Exterior Window Specifications

Each exterior window shall be so constructed that when the window is locked, it cannot be lifted from the mounting frame. In addition, hinges or pivots on windows opening outward shall be so constructed and installed that they cannot be removed when the window is closed. Each window shall have a secondary locking or securing device consisting of a track lock, inside removable pins or locks.

A minimum distance of four (4) feet or more is required between an exterior window and/or windows and an exterior door.

Alternatives to the four (4) feet requirement include the use of non-breakable burglar proof glass or poly carbonate material in such windows and/or the use of a double cylinder deadbolt lock if exterior window(s) are located less than the prescribed distance from an exterior door or if the door itself is partially constructed of glass or plastic material.

- (4) All exterior doors shall be so installed as to maintain a tight fit within its frame.
- (5) Exterior Sliding-Type Doors at Ground Level or Which are Otherwise Accessible From the Outside

Each exterior sliding-type door at ground level or which is otherwise accessible from the outside shall be so constructed that the movable section shall slide inside the fixed portion of the door. Alternately, the door must be so protected that when it is locked, the sliding portion cannot be lifted from the track. A secondary locking device consisting of a track lock, inside removable pins, padlocks or a bar must be provided.

- (6) Lock cylinders on all individual doors shall be so designed or protected so they cannot be gripped by pliers or other wrenching devices and twisted out.
- (7) All exterior doors, other than sliding glass doors, shall be of solid core construction. Glass panels are permitted providing the specified locking devices are used. No hollow core doors will be used for an exterior door, including doors from a garage area into a dwelling.

Section 11. Single-Family Structures: Additional Specifications and Standards.

The following specifications and standards shall be applicable to single-family structures and shall be complied with in addition to, or--as appropriate--in lieu of the General Minimum Specifications and Standards section of these provisions.

(1) Garage Doors

Each metal, wooden or composition garage door, whether overhead, roller-type, swinging or sliding, shall be so equipped that it is capable of being locked. Specific locking devices to be employed shall be of one or more of the following types: throwbolt or flushbolt, cylinder-type lock, padlock and hasp or an electronic power-operated mechanism with automatic locking capabilities. All such devices shall meet the General Minimum Specifications and Standards of these provisions or such other standards as may be approved by the State of Texas.

(2) Lighting

The street address of each single-family structure shall be illuminated by a light bulb of at least 60 watts, and shall be easily visible from the street. The bulb(s) shall be protected by a weather-and-vandalism-resistant globe or cover.

(3) Door Viewers

Door viewers shall be installed on all front entrance doors and shall cover at least 180 degrees of viewing. Such viewer to be installed with the securing portion on the inside and non-removable from the outside.

(4) Door and Window Bars

Bars, grills, grates or similar devices may be installed over doors and windows provided such devices shall be equipped with a release mechanism which is operable from inside the structure without the use of a key or any special knowledge or effort.

Section 12. Multi-Family Structures: Additional Specifications and Standards.

The following specifications and standards shall be applicable to multi-family structures, and shall be complied with in addition to, or--as appropriate--in lieu of the General Minimum Specifications and Standards section of these provisions.

(1) Exterior Single-Swinging Door Systems Specifications

Exterior single-swinging doors, including doors leading to and from the-garage areas into buildings, shall be equipped with self-closing devices, if not already required by other regulations, ordinances or codes.

(2) Lock Assembly Specifications for Exterior Doors

Entrance doors to individual units shall not be master keyed to exterior doors (i.e., garage, stairwell, lobby, etc.) located elsewhere on the premises of multi-family structures.

Exterior single swinging doors shall be equipped with a combination deadlatch and deadbolt lock.

Pairs of swinging doors shall be secured at the top and bottom of one leaf with vertical throwbolts, and secured at the center with the type of locking device required for single swinging doors in this subsection.

Swinging doors which do not permit a center lock, including but not limited to, tempered glass doors, shall be secured at the top and bottom with locking devices meeting the requirements of this subsection for single swinging doors.

Entrance door(s) other than a door at the location of vehicle ingress and egress, to a garage, a lobby or stairwell, shall be equipped with a keyed, self-locking deadlatch.

(3) Lighting

The address(es) on the exterior door(s) of all dwelling unit(s) shall each be illuminated, at a minimum, by a 60 watt bulb(s). The bulb(s) shall be protected by a weather-and-vandalism-resistant globe or cover. So as to be easily visible at all times, such light(s) shall not be switched except by a timer(s) or a light sensing device(s).

(4) Numbering

There shall be positioned at each dwelling complex, so as to be easily read from the street by responding emergency units, an illuminated diagrammatic representation of the complex which lists and locates each unit by address.

Section 12. Multi-Family Structures: Additional Specifications and Standards.

(5) Door Viewers

Door viewers shall be installed on all front entrance doors and shall cover at least 180 degrees of viewing. Such viewer to be installed with the securing portion on the inside and non-removable from the outside.

(6) Door and Window Bars

Bars, grills, grates or similar devices may be installed over doors and windows provided such devices shall be equipped with a release mechanism which is operable from inside the structure without the use of a key or any special knowledge or effort.

Section 13. B-2 Occupancy: Additional Specifications and Standards.

The following specifications and standards shall be applicable to B-2 occupancies and shall be complied with in addition to, or--as appropriate--in lieu of the General Minimum Specifications and Standards section of these provisions.

(1) Lock Assembly Specifications for Exterior Doors

Single-swinging exterior doors shall be equipped with a double cylinder deadbolt lock that can be deactivated, from the inside and outside, only with a key or similar control device, or with a single cylinder deadbolt lock that cannot be deactivated from the inside, and that can be deactivated from the outside only with a key or similar control device.

Pairs of swinging doors shall be secured at the top and bottom of one leaf with vertical throwbolts and secured at the center with the type of locking device required for single swinging doors of this subsection.

Swinging doors which do not permit a center lock, including but not limited to, tempered glass doors, shall be secured at the top and bottom with locking devices meeting the requirements of this subsection for single swinging doors.

Where a door is locked by electric power operation, the circuit controlling the door shall be locked by an electrical disconnect switch or by a signal locking device.

Lock cylinders will be so protected that they cannot be gripped by pliers or other wrenching devices.

Exterior doors with hinges located on the outside must have the hinge pins secured by using nonremovable pins or a safety stud. An alternative could be to weld the pin securely in place.

Section 13. B-2 Occupancy: Additional Standards Continued

(2) Chain and Crank Operated Garage-Type Doors: Rolling, Solid, Swinging, Sliding or Accordion

All chain and crank operated garage doors, regardless of their method of opening, when not controlled by electric power operation with automatic locking capabilities, shall be specifically secured. Chain-operated doors shall be equipped with a locking device for securing the chain. Crank-operated doors shall be equipped with a locking device for securing the operating shaft.

If such garage door or a hand-operated type is the only entrance to a building or structure, the door shall be secured by a locking device meeting the requirements of this section for single-swinging doors.

Where a door is automatically locked by electrical power operations, the circuit controlling the door shall be locked by an electrical disconnect switch or by a signal locking device.

Rolling overhead doors, solid overhead swinging or sliding garage type doors shall be secured with a deadbolt lock, cylinder lock, or padlock when not controlled or locked by electric power operation.

If a padlock is used to secure a door, the padlock must be constructed of hardened steel with a minimum five pin tumbler operation. All numbers or codes that could be used to have a key made must be removed from the padlock.

Any glass panels in a garage type door located within forty inches of a locking device that could allow access to that locking device must be of burglar resistant material or covered with expanded metal screen or with iron bars.

(3) Exterior Windows

Louvered windows shall not be used within twelve feet of the ground; adjacent to any structures or fire escapes.

Outside hinges on all accessible side and rear glass windows shall be provided with nonremovable pins. If the hinge screws are accessible, the screws shall be of the nonremovable type.

Windows shall be so constructed that when the window is locked, it cannot be lifted from the frame.

(4) Metal Accordion, Grate and Grill-Type Doors

Metal accordion, grate and grill-type doors shall be equipped with a metal guide track at the top and bottom. Such doors shall be so constructed and installed so they may not be lifted from the track when the door is closed.

Such doors shall be secured with a single or double cylinder deadbolt lock which may be activated only with a key, which is constructed with hardened steel inserts, and which has a bolt with a minimum one-inch throw. Alternatively, a padlock and hasp or other locking device that resists a spreading threat (e.g., interlocking bolt) may be used.

(5) Accessible Exterior Sliding Doors

Accessible exterior single-sliding doors shall be so constructed that the movable section shall slide inside the fixed portion of the door. Such doors shall be so constructed and installed that the movable portion of the door cannot be lifted from its track when the door is closed.

The movable portion of such doors shall be secured by vertical throwbolts at the top and bottom and with a center locking device as required for single-swinging doors of this section. The bolt of the locking device shall engage the strike to sufficiently prevent its being disengaged by any possible movement of the door within the clearances provided when the door is closed and the locking device is activated.

Double sliding doors shall be secured by vertical bolts at the top and bottom of each door, and shall meet all other requirements set forth for single sliding doors for business structures.

(6) Roof Opening

Hatchways, doors to elevator shafts, roof doors and skylights that can be opened shall be so designed that they can be locked from the inside.

If the hatchway is of wooden material, it shall be covered on the inside with at least 20 gauge sheet steel or its equivalent attached with nonremovable screws.

The hatchway shall be secured from the inside with a slide bolt, a slide bar or a cross bar and padlock.

Hinges or pivots on such openings that open outward shall be so constructed and installed that they cannot be removed when the opening is closed.

Where mechanical equipment is roof-mounted, it shall be fixed to the roof so it cannot be readily removed to allow access through a resulting opening. Additionally, such equipment shall be so designed that entry to a building or structure cannot be accomplished through the equipment.

The provisions of this code are not intended to prevent the use of any other security devices, materials or methods of construction. The burden of proving to the Building Official that the requirements of these provisions have been met or surpassed shall be on the person responsible for compliance.

Section 13. B-2 Occupancy: Additional Standards Continued

(7) Accessible Access Points Not Covered by Other Provisions

All accessible access points not covered within the provisions of this section or the General Minimum Specifications and Standards section, including but not limited to, air ducts and/or vent openings exceeding eight (8) inches by fourteen (14) inches, shall be secured as follows: by steel bars of at least $\frac{1}{2}$ inch diameter which are not spaced more than four inches apart, and have dividers of at least $\frac{1}{4}$ inch flat steel bars spaced not more than 18 inches apart, placed on the inside of the opening; or, by an iron or steel grill of at least $\frac{1}{8}$ inch diameter material of not more than 2 inch mesh placed on the inside of the opening.

(8) Lighting

The address(es) and the exterior door(s) of all buildings and structures shall each be illuminated at a minimum by a 60 watt bulb(s) so as to be easily visible at all times. The bulb(s) shall be protected by a weather-and-vandalism-resistant globe or cover. Such light(s) shall not be switched except by a timer(s) or a light sensing device(s).

(9) Addresses

- a. Numbers revealing the location of a business shall be required at the front and rear of the building.
- b. These address numbers shall be illuminated by at least a 20 watt bulb or be reflective.

(10) Safes

- a. If the net weight of a safe is less than 1,000 pounds or if it rests upon wheels or dollies, it shall be firmly secured to the floor or have the wheels or dollies removed.
- b. It is recommended that where possible, the safe should be placed where visible from the street and be illuminated with light.

Section 14. Shell Structures

- (1) Any shell structure which has a space leased and occupied, and the adjoining spaces are vacant, these vacant spaces shall lighted during hours of darkness and shall be kept free of

debris at all times.

Section 15. Penalty.

That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall upon commission be deemed guilty of a misdemeanor, and shall be subject to a fine not to exceed the sum of TWO HUNDRED DOLLARS (\$200.00) for each offense, and each day such violation continues shall constitute a separate offense.

Section 16. Severability.

That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

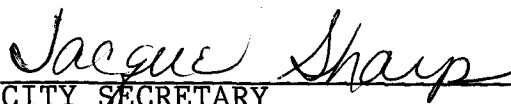
Section 17. Emergency.

The importance of this ordinance creates an urgency and emergency and the ordinance shall take effect immediately from and after the publication of the caption as the law requires.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ADDISON, TEXAS, this the 22 day of August, 1981.


MAYOR

ATTEST:


CITY SECRETARY