

CHAPTER 1319
Apartment Security Regulations

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~~—1319.01 DEFINITIONS.~~

~~—Certain words or phrases as used or found in this chapter are defined, for the purpose of this chapter, as follows:~~

~~—(a)—“Apartment building” means any building which contains four or more dwelling units.~~

~~—(b)—“Dwelling unit” means a group of rooms arranged, maintained, or designed to be occupied by a single family for living, sleeping, cooking and eating. The words “dwelling unit”, apartment, apartment unit and unit shall be considered synonymous.~~

~~—(c)—“Owner” means the owner of the premises, including the holder of title thereto subject to contract of purchase, a vendee in possession, a mortgagee, or receiver in possession, a lessee or joint lessees of the whole thereof, or an agent or any other person, firm, corporation, or fiduciary directly in control of the premises.~~

~~—(d)—“Safety glass” means glass that meets the requirements set by the Consumer Product Safety Commission, Safety Standard for Architectural Glazing, 16 CFR Part 1201.~~

~~—(e)—“Sliding door security bar” means a hinged bar that will attach to door and swing down into position so that door cannot be opened without raising the bar.~~

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~~—1319.02 SINGLE, SWINGING EXTERIOR DOORS.~~

~~—For any new apartment construction, single, swinging exterior doors of each unit shall:~~

~~—(a)—Be constructed of solid core wood of not less than one and three eighths inches thick and, if not wood, shall be insulated steel.~~

~~—(b)—Have one fourth inch double pane insulated safety glass in the vision panels if within forty inches of the inside locking device.~~

~~—(c)— Be hinged on the interior or have nonremovable pins or be of interlocking stud type and have nonexposed screws.~~

~~—(d)— Have at least one dead bolt lock with a minimum one inch throw and be key operated from the exterior and have a thumb turn interior operation.~~

~~—(e)— Have a reinforced strike plate and use three inch screws.~~

~~—(f)— Have a reinforced door jamb in the area of the strike plate.~~

~~—(g)— Main, front doors of each unit shall be equipped with a wide angle viewer allowing for a 180 degree view.~~

~~—1319.03 SLIDING GLASS EXTERIOR DOORS.~~

~~—For any new apartment construction, sliding glass doors in exterior walls and accessible from the outside of each unit shall:~~

~~—(a)— Be constructed of double pane insulated safety glass.~~

~~—(b)— Have all sliding or movable doors tracked on the interior.~~

~~—(c)— Be equipped with a security bar permanently attached to the mid point of the door frame.~~

~~—(d)— Be equipped with an eye bolt style chained pin lock installed no less than thirty inches nor more than thirty six inches from the floor.~~

~~—(e)— Not incorporate any screws, bolts, nails, staples and/or other fasteners that are accessible from the exterior side and whereby removal would permit entry after partial or complete disassembly of the unit.~~

~~—1319.04 ALL OTHER EXTERIOR DOORS.~~

~~—For any new apartment construction, all other exterior doors shall:~~

~~—(a)—Be hinged on the interior or have non-removable pins or be of interlocking stud type and have non-exposed screws.~~

~~—(b)—Have a reinforced door jamb and strike plate consistent with the requirements set forth herein.~~

~~—(c)—Have a dead bolt consistent of the requirements of the Building Codes.~~

~~—(d)—French style doors, where both doors open, shall have sliding bolt locks on top and bottom of one movable frame.~~

~~—(Ord. 0127-2007. Passed 6-18-07.)~~

~~—1319.05 ALL EXTERIOR WINDOWS.~~

~~—For any new apartment construction, all exterior windows shall:~~

~~—(a)—Have interior hinges or nonremovable hinge pins with nonexposed or nonremovable screws.~~

~~—(b)—Have auxiliary chained pin locks for double hung and sliding windows.~~

~~—(c)—Have removable crank handles for casement windows, except, however, windows required for emergency egress in sleeping areas shall not have crank handles that are removable.~~

~~—(d)—Be installed with the movable window on the interior track.~~

~~—(e)— Be so constructed that when fixed or locked cannot be removed from the frames from the outside. An exception to this provision is allowable when the window opening is protected by intrusion security devices as defined herein.~~

~~—1319.06 EXTERIOR LIGHTING.~~

~~—For any new apartment construction, all exterior lighting shall:~~

~~—(a)— Have lighting at each exterior entrance sufficient to recognize physical features and activated by dusk to dawn photocells. An exception to this provision is allowable for entrances to single units within a hallway which has existing mandated lighting requirements.~~

~~—(b)— Have lighting at each apartment number on the exterior of each unit to be visible at a distance of thirty feet.~~

~~—1319.07 EXISTING APARTMENT BUILDINGS.~~

~~—Owners of existing apartment buildings shall be notified, in writing, by the Chief Building Official of the City of the existence of the requirements contained in this chapter, and all apartment owners and managers shall bring units up to the standards contained in this chapter at such time that replacements or renovations occur, with the exception that:~~

~~—(a)— The requirements contained in Section 1319.03(c), (d) and (e) shall be effected within one year from date of notification by the Building and Zoning Division of the Department of Planning and Development of the City; and~~

~~—(b)— The requirements contained in Section 1319.03(a) and (b) shall be completed no later than three years from date of notification by the Building and Zoning Division of the Department of Planning and Development of the City.~~

~~—1319.08 VIOLATIONS.~~

~~—Should the Chief Building Official determine that the health, safety, and welfare of the occupant or occupants of an apartment unit or units is at risk due to the lack of compliance with this code, the Chief Building Official shall issue a notice of violation, in writing, to the owner, manager, or agent of said unit setting forth clearly such violations. Notice of violation shall be served upon the owner, manager or agent of the apartment unit either personally or by registered mail, and addressed to the last known place of residence of the owner, manager, or agent. The Chief Building Official shall provide a reasonable time, but not to exceed ninety days, for correction of such violations in accordance with this section.~~

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~~—**1319.09 REINSPECTION.**~~

~~—At the end of the period of time allowed for correction of any violation alleged, or upon request, the Chief Building Official shall reinspect the unit or units. Should the unit or units remain in violation, a second notice of violation shall be issued by the Chief Building Official in the manner prescribed in Section 1319.07. In addition the Chief Building Official shall cause the condition of violation to be posted in a conspicuous place on or about the unit or units.~~

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~~—**1319.10 LIABILITY.**~~

~~—Any transferees, assignees or agents of the owner shall be liable to all penalties and procedures provided by the Codified Ordinances of the City and by applicable rules and regulations issued pursuant thereto. Any sale of the unit or units shall not stay the order to repair.~~

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~~—**1319.99 PENALTY.**~~

~~—Whoever violates any provision of this chapter shall be deemed guilty of a misdemeanor of the fourth degree and shall be subject to a fine of not more than two hundred fifty dollars (\$250.00) and to an imprisonment for a term of not more than thirty days. Each day that a violation continues that has been cited by the Chief Building Official, pursuant to the authority granted herein shall constitute a separate and complete offense.~~

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