



**City of Milpitas  
Building and Safety Department**

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**SECURITY DOORS EQUIPPED  
WITH NON-COMPLYING  
DELAYED EGRESS LOCKS**

<b>Policy:</b>	<b>BDP-BLG24</b>
Effective Date:	2/27/2009
Proposed by:	
Last Reviewed/ Revised:	3/21/11
Reviewed/ Revised by:	BYC/LS/BK
Approved By:	Keyvan Irannejad P.E. Chief Building Official

**Code reference:**

2010 California Building Code, Sec.1008.1.9.7

**Findings:**

For security reasons, special locking arrangements are permitted for doors serving occupancies other than those in Groups A, E, and H. The doors equipped with delayed egress locks shall comply with the 2010 CBC sec. 1008.1.9.7. Other non-complying special locking doors may be considered under Alternative Materials and Methods of Construction (AMMC) approach. However, to qualify for AMMC, the following safety components and fire protection features shall be provided:

- An additional exit door complying with sec.1008.1 requirements shall be provided immediately adjacent to the security door system. The means of egress system for the space under consideration shall not be dependent upon security door system.
- All code compliant exit doors shall have exit signs in accordance with CBC Section 1011. The special security doors shall have no exit sign(s). In addition, the special security doors shall be clearly identified by a sign that reads “IN CASE OF EMERGENCY USE SIDE OR REAR EXIT DOORS ONLY”. Use a contrasting color with a 1-1/2” high lettering with a minimum 3/16” stroke.
- Security doors shall be designed to automatically unlock upon actuation of the egress doors, and upon actuation of an automatic fire sprinkler system, and/or automatic fire detection system, and/or building fire alarm system. The doors shall remain unlocked until the egress doors and systems have been reset.
- Where an existing building is being retrofitted with a new Controlled Access Unit with special security doors, and there is no existing automatic fire sprinkler system, a complete manual and automatic smoke detection/fire alarm system shall be installed. The fire alarm system shall comply with the following:
  - a. Both fire alarm system and remote central station shall be UL listed.
  - b. All air-moving systems shall be addressed and monitored under supervisory notification.
  - c. Upon any general fire alarm notification, an approved prerecorded announcement via a voice alarm communications system per NFPA 72 shall be incorporated into the Fire Alarm Control Panel.
  - d. Additional initiation and notification devices shall be installed as directed by the Fire Department.
- Security doors shall be designed to automatically unlock upon loss of power to the access control system or to the building. Security doors shall be arranged to unlock from outside of the building by an approved manual unlocking device located 40 to 48 inches above the floor and within 5 feet of the security doors. Manual unlocking device (Knox box key system) shall be readily accessible to the emergency responders.

- Security doors shall have the capability of being unlocked by a signal from a switch located in an approved location.
- Emergency lighting shall be provided at the security doors.
- The system shall be disabled after business hours and be able to provide exit to the occupants from the security chambers.
- The system shall have voice communication capability to enable the occupants to communicate with an attendant.
- The system and components shall comply with all of the accessibility requirements of Chapter 11B.

**NOTE: EACH EXISTING BUILDING WITHOUT AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE EVALUATED ON A CASE BY CASE BASIS. THE FIRE DEPARTMENT RESERVES THE RIGHT TO REQUEST AN AUTOMATIC FIRE SPRINKLER SYSTEM.**