

EXIT DOOR TO OPEN WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT

CODE SECTIONS

2010 Yocha Dehe Fire Code

Section 1008.1.9 Door operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Section 1008.1.9.3 Locks and latches. Locks and latches shall be permitted to prevent operations of doors where the following exist:

1. Places of detention or restraint.
2. In buildings in occupancy Groups A, having an occupant load of 300 or less, Groups B, F, M and S and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

2.1 The locking device is readily distinguish-able as locked;

2.2 A readily visible, durable sign is posted on, or adjacent to, the door stating **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.** The sign shall be in letters not less than 1 inch high on a contrasting background.

2.3 The use of this exception may be revoked by the building official for due cause.

3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.

4. Exit doors from individual dwelling units or sleeping units of Group R Occupancies having an occupant load of 10 or less are provided to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool and mounted at a height not to exceed 48 inches above the finished floor.

Section 1008.1.9.4 Bolt Locks. Manually operated flush bolts or surface bolts are not permitted.

Exceptions:

1. On doors not required for egress in individual dwelling units of sleeping units
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surfaced-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.
4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress width requirements and the building is equipped throughout with an automatic fire sprinkler system that provide full coverage. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Section 1008.9.5 Unlatching. The unlatching of any door or leaf shall not require more than one operation.

Exception:

1. Places of detection or restraint.
2. Where manually operated bolt locks are permitted by Section 1008.1.9.4
3. Doors with automatic flush bolts as permitted by Section 1008.1.9.4, Exception #3
4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by Section 1008.1.9.3, Exception #4

EXPLANATION

All exit doors shall be easily opened from the interior without the use of a key, combination, or any special knowledge or effort. One simple, single motion should open the door. Doors need to swing open easily. If the door is equipped with a deadbolt, the bolt must release with the same motion that opens the door knob or latch. No chains, bolts, bars, etc. are allowed. In Group B, F, M, S and A Occupancies and all churches, only the front or main door may have a key operated deadbolt. Both the inside and outside mechanism must be operated with a key—no thumb-latches. Additionally, if key operated deadbolt type of lock is employed, a permanent, durable sign must be posted over the door stating “THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED”. If the door served by this deadbolt type lock has two doors or leaves, the flush bolts on the other door must release with the keyed deadbolt. Again, only one motion unlocks both doors. Flush mounted barrel bolts and latches on the edge of the door are prohibited.

Hotel rooms and residential homes are exempt from this requirement and may have deadbolts or other locking devices on the individual room doors as permitted by the code.

RATIONALE

In the event of a fire or emergency, people must not be trapped inside a building because of a special lock or security device. Whenever the building is occupied, a person shall be able to walk to any exit door and easily, without a special knowledge or effort, open the door and exit to a public way. This rule also applies to the rear doors of stores and offices as a person may be trapped between the fire and the front door, and thus the need to exit from the rear door.

The sign, THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED, shall be posted over the main exit door as a reminder that if the exception to no special knowledge or effort hardware is utilized, the door must remain unlocked when the building is occupied.

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