

TITLE 8 CHAPTER 11, SIMI VALLEY MUNICIPAL CODE

“SECURITY STANDARDS FOR BUILDINGS”

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Title 8 CITY BUILDING CODES

Chapter 11 SECURITY STANDARDS FOR BUILDINGS

8-11.01 Scope.

(a) The provisions of this chapter shall apply to all activities for which a building permit is required by the laws of the City. The requirements of this chapter shall apply to existing buildings to the same extent that the requirements of the Uniform Building Code apply to existing buildings.

(b) Existing multiple-family dwelling units which, on September 30, 1981, are rented or leased, but thereafter are converted to privately-owned family units, shall comply, when so converted, with the special residential building provisions set forth in Section 8-11.12 of this chapter.

(c) The requirements of this chapter shall apply to manufactured homes.

(d) Any existing structure, which is converted from its original occupancy group, as designated in the Uniform Building Code, shall comply with the provisions of this chapter.

(e) Any building which requires special type releasing, latching, or locking devices under the provisions of the Uniform Building Code or Title 24 of the California Administrative Code shall be exempt from the provisions of this chapter relating to locking devices of interior or exterior doors.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.02 Definitions.

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

(a) "Approved" shall mean certified as meeting the requirements of this chapter by the enforcing authority or by other officials designated by law to give approval on a particular matter dealt with by the provisions of this chapter with regard to a given material mode of construction, piece of equipment or device.

(b) "Auxiliary locking device" shall mean a secondary locking system added to the primary locking system to provide additional security.

(c) "Bolt" shall mean a metal bar which when actuated is projected or thrown either horizontally or vertically into a retaining member, such as a strike plate, to prevent a door or window from moving or opening.

(d) "Bolt projection or bolt throw" shall mean the distance from the edge of the door, at the bolt center line, to the farthest point on the bolt in the projected position when subjected to end pressure.

(e) "Building Official" shall mean the Chief Building Inspector of the City or his duly authorized agents.

(f) "Burglary resistant glazing" shall mean those materials as defined in U.L. Bulletin 972, or generally defined as five-sixteenths (5/16") inch security-laminated glass with six-hundredths (.060") inch vinyl interlayer or one-fourth (1/4") inch polycarbonate.

(g) "Commercial building" shall mean a building, or portion thereof, used for a purpose other than a dwelling.

(h) "Component" as distinguished from a part, shall mean a subassembly which combines with other components to make up a total door or window assembly. For example, the primary components of a door assembly include: the door, lock, hinges, jamb/wall, jamb/strike, and wall.

(i) "Cylinder" shall mean the subassembly of a lock containing the cylinder core, tumbler mechanism, and the keyway. A double cylinder lock is one which has a key-actuated cylinder on both the exterior and interior of the door.

(j) "Cylinder core or cylinder plug" shall mean the central part of a cylinder containing the keyway which is rotated by the key to operate the lock mechanism.

(k) "Cylinder guard" shall mean a tapered or flush metal ring or plate surrounding the otherwise exposed portion of a cylinder lock to resist cutting, drilling, prying, pulling, or wrenching with common tools.

(1) "Deadbolt" shall mean a lock bolt which does not have a spring action. The bolt must be actuated by a key, or a key and knob, or thumb turn and, when projected, becomes locked against return by end pressure.

(m) "Dead latch or deadlocking latch bolt" shall mean a spring-actuated latch bolt having a beveled end and incorporating a plunger which, when depressed, automatically locks the projected latch bolt against return by end pressure.

8-11.03 Enforcement .

The Chief of Police, or his authorized representatives, are hereby empowered and directed to administer and enforce the provisions of this chapter. Plans and specifications for any proposed construction, however, shall be approved by the Director of Community Development, or his duly authorized representatives, in accordance with the provisions of this chapter. Final occupancy shall not be granted unless the applicant has satisfied the enforcing authority that all the provisions of this chapter have been met.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.04 Violations.

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, move, improve, convert, equip, use occupy, or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this chapter.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.05 Severability.

This chapter shall be deemed supplemental to any local, State, or Federal laws, regulations, or Codes dealing with life safety factors.

If any subsection, subdivision, sentence, clause, phrase, or portion of this chapter, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of the chapter or its application to other persons.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.06 Alternate materials and methods of construction

The provisions of this chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this chapter provided any such alternate has been approved by the enforcing authority, nor is it the intention of this chapter to exclude any sound method of structural design or analysis not specifically provided for in this chapter. The materials, methods of construction, and structural design limitations provided for in this chapter shall be used, unless an exception is granted by the enforcing authority.

The enforcing authority may approve any such alternate provided he finds the proposed design materials, and methods of work to be at least equivalent to those prescribed in this chapter in quality, strength, effectiveness, burglary resistance, durability, and safety.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.07 Appeals.

In the event of any dispute regarding the suitability of alternate materials and methods of construction, the decision of the enforcing authority may be appealed to the Building Security Board of Appeals by filing a written request within thirty (30) days. Such Board shall consist of the Building Official, the Director of Community Development, and the Chief of Police, or their authorized representatives.

All appeals shall be presented in writing to the Building Security Board of Appeals. The Board shall adopt reasonable rules and regulations for conducting its hearings. The decisions of the Board shall be final.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.08 Keying requirements.

Upon occupancy by the owner or proprietor, each single unit in the same residential project or commercial building development constructed under the same development plan shall have locks using combinations which are interchangeable free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies within such residential project or commercial building development.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.09 Frames, jambs, strikes, and hinges.

The installation and construction of frames, jambs, strikes, and hinges shall be as follows:

(a) Door jambs shall be installed with solid backing in such a manner that no void exists between the strike side of the jamb and the frame opening for a vertical distance of twenty-four (24") inches each side of the strike.

(b) In wood framing, horizontal blocking shall be placed between studs at the door lock height for three (3) stud spaces each side of the door opening. Trimmers shall be full length from the header to the floor with solid backing against sole plates.

(c) 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 violations of the strike.

(d) The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by a minimum of two (2) screws, which shall penetrate at least two (2") inches into solid backing beyond the surface to which the strike is attached.

(e) Hinges for out-swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude the removal of the door from the exterior by removing the hinge pins.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.10 Windows and Sliding Glass Doors.

The following requirements shall be met for windows and sliding glass doors:

(a) All exterior sliding glass doors and windows shall be equipped with locking devices which will keep the sliding panel of the door or window from being opened from the outside horizontally or vertically.

(b) Except as otherwise specified in Sections 8-11.12 and 8-11.13 of this chapter, all openable exterior windows and sliding glass doors shall comply with the tests set forth in Section 8-11.15 of this chapter.

(c) Louvered windows shall not be used when any portion of the window is less than twelve (12') feet vertically or six (6') feet horizontally from an accessible surface or ground level.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.11 Garage-Type Doors; Rolling Overhead, Solid Overhead, Swing, Sliding and Accordion Doors.

Rolling overhead, solid overhead, swing, sliding, and accordion garage-type doors shall conform to the following standards:

(a) Wood doors shall have panels a minimum of three-eighths (3/8") inch in thickness, with the locking hardware attached to the support framing.

(b) Except for commercial doors, aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of eighteen (18") inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within three (3") inches of the strike area of the pilot or pedestrian access door. Commercial doors shall have a minimum strength of twenty-six (26) gauge steel or equivalent

(c) Fiberglass doors shall have panels a minimum density of six (6) ounces per square foot from the bottom of the door to a height of seven (7') feet. Panels above seven (7') feet and panels in residential structures shall have a density of not less than five (5) ounces per square foot.

(d) Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one inch.

(e) Doors which exceed ten (10') feet in width shall have two (2) lock receiving points, or, if the door does not exceed nineteen (19') feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header.

(f) Doors with slide bolt assemblies shall have frames a minimum of 120" in thickness, with a minimum bolt diameter of one-half (1/2") inch, and protrude at least one and one-half (1 1/2") inches into the receiving guide. A bolt diameter of three-eighths (3/8") inch may be used in residential buildings. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

(g) Except in residential buildings, padlocks used with exterior-mounted side bolts shall have a hardened steel shackle locking both at the heel and toe and a minimum five (5) pin tumbler operation with a non-removable key when in an unlocked position. Padlocks used with interior-mounted slide bolts shall have a hardened steel shackle with a minimum four (4) pin tumbler operation.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.12 Special Residential Building Provisions .

(a) Except for vehicular access doors, all exterior-swinging doors of residential buildings and attached garages, including the doors leading from the garage area into the dwelling unit, shall be equipped as follows:

(1) All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4") inches or with panels not less than nine-sixteenths (9/16") inch thick Exception Panels not permitted in garage-to-dwelling doors

(2) A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of one inch and be constructed so as to repel cutting tool attacks. The deadbolt shall have an embedment of at least three-fourths (3/4") inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five (5) pin tumblers, and shall be connected to the inner portion of the lock by connecting screws at least one-fourth (1/4") inch in diameter. All installations shall be done so that the performance of the locking device will comply with the anti-burglary requirements. A dual locking mechanism constructed so that both the deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided the mechanism meets all other specifications for locking devices.

(3) The inactive leaf of double doors shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8") inch into the head and threshold of the doorframe.

(4) Glazing in exterior doors or within forty (40") inches of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing.

(5) Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle 180 degree door viewer which shall be mounted not more than fifty-eight (58") inches from the bottom of the door.

(b) Street numbers and other identifying data shall be displayed as follows:

(1) All residential dwellings shall display a street number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4") inches in height and shall be of a contrasting color to the background to which they are attached. Single-family dwellings shall have such numerals illuminated during the hours of darkness by a permanent means.

(2) Flag lots with driveways more than fifty (50') feet in length shall display street numbers in such a position that the number is easily visible to approaching emergency vehicles.

(3) There shall be positioned at each entrance to a multiple-family dwelling complex an illuminated diagrammatic representation of the complex that shows the location of the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four (4") inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic.

(c) Lighting in multiple-family dwellings shall be as follows:

(1) Aisles passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five hundredths

(0.25) foot-candle at the ground level during the hours of darkness. Weather and vandal resistant covers shall protect lighting devices.

(2) Open parking lots and carports shall be provided with a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandal resistant covers.

(d) The owner of a multiple dwelling unit or a rental single-family dwelling unit shall change the unit's door lock to have at least 25,000 possible key changes or locking combinations whenever there is a change in tenancy.

(e) Buildings shall be numbered in such a manner and sequence to meet with the approval of the enforcing authority.

(f) Garages and parking areas required to be covered shall have vehicular access doors which conform to the provisions of this chapter. However, a vehicular access door shall not be required when the inside of the garage, including the entire rear wall, is visible from the floor level to a height of five (5') feet. Visibility shall constitute an unobscured line of vision, not to exceed eighty (80') feet, from the window of a dwelling unit to the inside of the garage. Such window shall have a clear vision panel with the dimensions not less than three (3') feet, either horizontally or vertically, and the windowsill not more than four (4') feet from the floor. The visibility factor shall apply to those garages and windows of the same multiple-family dwelling complex.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.13 Special Commercial Building Provisions.

(a) Swinging exterior glass doors, wood or metal doors with glass panels, and solid wood or metal doors shall be constructed or protected as follows:

(1) Wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4") inches. Wood panel doors with panels less than one inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which shall be attached with screws on a minimum of six (6") inch centers. Hollow steel doors shall be a minimum of sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed, such reinforcement being able to restrict the collapse of the door around any locking device.

(2) Except when double cylinder deadbolts are utilized, any glazing utilized within forty (40") inches of any door locking mechanism shall be constructed or protected as follows:

(i) Fully-tempered glass or rated burglary resistant glazing, or

(ii) Iron or steel grills of at least one-eighth (1/8") inch material with a maximum two (2") inch mesh secured on the inside of the glazing may be utilized.

(iii) The grills described in subsection (ii) of this subsection shall not interfere with the operation of opening windows if such windows are required to be openable by the Uniform Building Code.

(b) All swinging exterior wood and steel doors shall be equipped as follows:

(1) A single or double door shall be equipped with a double cylinder deadbolt. The bolt shall have a minimum projection of one inch and be constructed

so as to repel cutting tool attacks. The deadbolt shall have an embedment of at least three-fourths (3/4") inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five (5) pin tumblers, and shall be connected to the inner portion of the lock by connecting screws at least one-fourth (1/4") inch in diameter. The provisions of this subsection shall not apply where panic hardware is required or the enforcing authority approves an equivalent device.

(2) Double doors shall be equipped as follows: the inactive leaf of double doors shall be equipped with approved automatic flush bolts having a minimum embedment of five-eighths (5/8") inch into the head and threshold of the doorframe.

(c) Aluminum frame swinging doors shall be equipped as follows:

(1) The jambs on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three (3") inches and a horizontal distance of one inch each side of the strike so as to prevent violations of the strike.

(2) A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection one inch or more. The deadbolt lock shall have a minimum of five (5) pin tumblers and a cylinder guard.

(d) Panic hardware, whenever required by the Uniform Building Code or Title 24 of the California Administrative Code, shall be installed as follows:

(1) Panic hardware shall contain a minimum of two (2) locking points on each door; however, on single doors panic hardware may have one locking point which shall not be located at either the top or bottom rail of the door frame.

(2) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point, which will close the opening between them, from top to bottom, but not interfere with the operation of either door, and shall be subject to Fire District approval.

(e) Horizontal sliding doors shall meet the same thickness standards as swinging doors and shall be equipped with a metal guide track at the top and bottom, a cylinder lock or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five (5) pin tumbler operation with a nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(f) In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

(g) Windows shall be deemed accessible if less than twelve (12') feet above the ground. Accessible windows having a pane exceeding ninety-six (96") square inches in area, with the smallest dimension exceeding five (5") inches, shall be protected in the following manner:

(1) Fully tempered glass or rated burglary resistant glazing subject to Fire District approval; or

(2) The following barriers may be used but shall be secured with non-removable bolts:

(i) Inside or outside iron bars of at least one-half (1/2") inch round or one by one-fourth (1 x 1/4") inch flat steel material, spaced not more than five (5") inches apart and securely fastened; or

(ii) Inside or outside iron steel grills of at least one-eighth (1/8") inch material with not more than a two (2") inch mesh and securely fastened.

(i) Roof openings shall be equipped as follows:

(1) All skylights on the roof of any building or premises shall be provided with rated burglary resistant glazing material securely fastened with bolts that are non-removable from the exterior.

(2) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

(i) If the hatchway cover is of wooden material, it shall be covered on the inside with at least sixteen (16) U.S. gauge sheet metal or its equivalent and attached with screws.

(ii) The hatchway cover shall be secured from the inside with a slide bar or slide bolts subject to Fire District approval.

(iii) Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

(3) All air duct or air vent openings exceeding ninety-six (96") square inches on the roof, exterior doors, or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

(i) Iron bars of at least number four (4) steel or equivalent, spaced no more than five (5") inches apart on center, at each direction, welded at all points of intersection, or one by one-fourth (1 x 1/4") inch flat steel or equivalent, spaced no more than five (5") inches apart on center, welded at all points of intersection;

(ii) Iron or steel grills of at least one-eighth (1/8") inch material with a maximum two (2") inch mesh and securely fastened; or

(iii) If the barrier is on the outside, it shall be secured with bolts that are non-removable from the exterior.

(iv) The bars and grills described in subsections (i) and (ii) of this subsection shall not interfere with the venting requirements to create a potentially hazardous condition to health and safety or conflict with the provisions of the Uniform Building Code or Title 24 of the California Administrative Code.

(4) All self-venting skylights or those which open because of smoke detection or heat sensing devices shall be equipped as follows:

(i) Iron bars of at least number four (4) steel or equivalent, spaced no more than five (5") inches apart on center, at each direction, welded at all points of intersection, or one by one-fourth (1" x 1/4") inch flat steel or equivalent, spaced no more than five (5") inches apart on center, welded at all points of intersection;

(ii) Iron or steel grills of at least one-eighth (1/8") inch material with a maximum two (2") inch mesh and securely fastened; or

(iii) If the barrier is on the outside, it shall be secured with bolts that are non-removable from the exterior.

(iv) The bars and grills described in subsections (i) and (ii) of this subsection shall not interfere with the venting requirements to create a potentially hazardous condition to health and safety or conflict with the provisions of the Uniform Building Code or Title 24 of the California Administrative Code.

(j) Permanently affixed exterior ladders leading to roofs shall not be permitted. Where access is required, interior ladders shall be provided with access for each individual tenant.

(k) A building located within eight (8') feet of utility poles or similar structures which may be used to gain access to the building's roof, windows, or other openings shall have such accessible area properly barricaded or fenced.

(1) The following standards shall apply to lighting, address identification, and parking areas:

(1) The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals shall be no less than six (6") inches in height and be of a color contrasting to the background. In addition, any business that affords foot or vehicular access to the rear through any driveway, walkway, or parking lot shall also display the same numbers on the rear of the building.

(2) All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light of an energy efficient type, such as a high-pressure sodium or low wattage system. Weather and vandal resistant covers shall protect all exterior bulbs.

(3) Open parking lots and access thereto, providing parking spaces for use by the general public shall be provided with a maintained minimum of one foot-candle of light or an energy efficient type, such as a high pressure sodium or low wattage system, on the parking surface from dusk until the termination of business every operating day. Weather and vandal resistant covers shall protect all exterior bulbs.

(m) Special security measures shall include safes. Commercial establishments having Five Hundred and no/100ths (\$500.00) Dollars or more in cash on the premises after closing hours shall lock the money in a Class "E" safe after closing hours.

(n) Elevators shall be equipped as follows:

(1) Passenger elevators, the interiors of which are not completely visible when the car door is open, shall have mirrors so placed as to make visible the whole of the elevator interior to prospective passengers outside the elevator. Mirrors shall be securely framed and mounted.

(2) Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm.

(o) Direct dial telephone alarm devices shall not be allowed. On and after September 30, 1981, no person shall sell, lease, maintain, service, repair, alter, replace, move, install, or use any alarm system which directly dials any telephone number in any office of the Police Department or any other City facility.

This subsection shall operate retroactively insofar as the deactivation of active alarm systems that are connected and directly dial any number in any office of the Police Department.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.14 New Construction Site Security Provisions.

All new construction on sites exceeding one acre in area shall comply with the following security measures until the utilities have been released by the City:

(a) Perimeter lighting shall be installed at a minimum of 150 foot intervals and at a height not less than fifteen (15') feet from the ground. The light source used shall have a minimum light output of 2,000 lumens, shall be protected by a vandal resistant cover, and shall be lighted during the hours of darkness.

Additional lighting shall be required if the construction site exceeds four (4) acres in area. Lighting shall be installed at locations designated by the Chief of Police.

(b) In addition to the perimeter lighting described in subsection (a) of this section, one of the following shall be used:

(1) Fencing, not less than six (6') feet in height, which is designed to preclude human intrusion, shall be installed along the perimeter boundaries of the construction site and shall be secured with chain and Fire Department padlocks for emergency vehicle access; or

(2) A uniformed security guard, licensed pursuant to Chapter 11 of the Business and Professions Code of the State, shall be utilized to continually patrol the construction site during the hours when construction work has ceased.

(§ 1, Ord. 1027, eff. September 30, 2002)

8-11.15 Tests.

(a) It shall be the responsibility of the owner, or his designated agent, of a building or structure falling within the provisions of this chapter to provide the enforcing authority with a written specification performance report indicating that the materials utilized meet the minimum test standards established by the Chief of Police.

(b) Whenever there is insufficient evidence of compliance with the provisions of this chapter or evidence that any material or any construction does not conform to the requirements of this chapter, or in order to substantiate claims for alternate materials or methods of construction, the enforcing authority may require tests as proof of compliance to be made at the expense of the owner or his agent by any agency which is approved by the enforcing authority.

(c) Specimens shall be representative, and the construction shall be verified by assembly drawings and bills of materials. Two (2) complete sets of manufacturer or fabricator installation instructions and full-size or accurate scale templates for all items and hardware shall be included.

(d) Copies of the minimum test standards shall be on file with the Police Department and with the City Clerk.

(§ 1, Ord. 1027, eff. September 30, 2002)

[1] Structural observation for repetitive construction shall be done in the presence of the building inspector and job superintendent.