

ORDINANCE NO. 7677-13

AN ORDINANCE ESTABLISHING STANDARDS
FOR THE SECURITY OF NEWLY CONSTRUCTED
RESIDENTIAL BUILDING AND STRUCTURES

WHEREAS, recorded statistics filed with and compiled by the State of Illinois Department of Law Enforcement for calendar year of 1975 disclose that 1,904 crimes of burglary were reported and verified within Champaign County, with 303 of those crimes being reported and verified within the Corporate limits of the City of Urbana; and

WHEREAS, recorded statistics filed with and compiled by the State of Illinois Department of Law Enforcement further disclose that, of the 303 crimes of burglary so reported and verified in Urbana, 30.8% occurred in apartments, 36% occurred in private residences, and an additional 4.5% occurred in residential garages; and

WHEREAS, insurance statistics with respect to residential burglaries disclose that approximately 42% of those crimes are committed by forcing inadequate front door locks, that approximately 10% are committed by forcing inadequate back door locks, and that approximately 26% are additionally committed by breaking either front or back door glass panels and reaching in to unlock the door; and

WHEREAS, the provisions of this Ordinance are designed and intended to significantly reduce the possible risk of criminal activity upon both the occupants of various newly constructed residential buildings and structures in the City of Urbana and upon their property, as well as to minimize the number of hours spent by law enforcement officials in investigating such crimes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS:

DIVISION I - GENERAL

Section 8-6-1 Purpose

The purpose of this Ordinance is to provide minimum standards to safeguard life and property by regulating and controlling the design, construction, quality of materials and certain equipment related to the securing from unauthorized entry of buildings and structures in which sleeping accommodations are provided for normal residential or transient purposes.

Section 8-6-2 Scope

The following shall be made to conform to the requirements contained herein.

A. All residential buildings and structures constructed after the effective date of this Ordinance.

B. All existing residential buildings and structures constructed prior to the effective date of this Ordinance to which additions, alterations or repairs within any twelve (12) month period exceeds fifty (50) per cent of the physical value of the existing building or structure,

C. All existing residential buildings and structures constructed prior to the effective date of this Ordinance to which any other addition, alteration or repair requiring a building permit are hereafter to be made, provided, however, that this requirement shall only apply to the area of specific addition, alteration or repair and should not be construed to mean that the entire residential building or structure is subject to the total requirements contained herein.

D. Nothing contained in this Ordinance shall be deemed to apply, however, to buildings and structures which, although providing sleeping accommodations, are primarily used: (1) for purposes such as medical, other treatment, or the care of persons suffering from physical or mental illness, disease or infirmity, (2) for the care of infants, convalescents or aged persons, and (3) for penal and corrective purposes.

Section 8-6-3 Alternate Materials and Methods of Construction - Intention of Ordinance

The provisions of this Ordinance are not intended to prevent the use of any material or method of construction or to exclude any sound method of structural design or analysis not specifically prescribed herein, provided any such alternate has been approved by the Building Official. Exceptions hereto may be made if substantiated by calculation or other suitable evidence prepared by the local authority having the jurisdiction to enforce this Ordinance.

Section 8-6-4 Approval of Alternate Material or Method

The Building Official may approve any such alternate material or method of construction provided he finds the proposed design is

satisfactory and the material or method of work offered is, for the purposes intended, at least equivalent of that prescribed in this Ordinance in quality, strength, effectiveness, burglary resistance, durability and safety.

Section 8-6-5 Test of Alternate Material or Methods

Whenever there is insufficient evidence of compliance with the provisions of the Ordinance or evidence that any material or any construction does not conform to the requirements contained herein, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests as proof of compliance to be made at the expense of the owner or his or her agent by an approved agency.

Section 8-6-6 Definitions

Activate. To engage a locking device to make it effective in preventing unauthorized entry through a door, window, or other access points 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 ninety-six (96) square inches or more and which has as its smallest dimension a span in excess of five and one-half (5 1/2) inches; access points include, but are not limited to, doors and windows.

Building Official. The Administrator of the Code Enforcement Department of the City of Urbana or his or her authorized representative.

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

Cylinder. The part of a lockset that has an entrance for the key which thereby activates the locking mechanism.

Cylinder Guard. A hardened ring surrounding the exposed portion of the lock cylinder or other device which is so fastened as to protect the cylinder from wrenching, prying, cutting or pulling by attack tools.

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

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

Deadbolt, Single Cylinder. A deadbolt 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 containing more than two (2) dwelling units which are occupied by more than two (2) families living independently of other families, including hotels and motels or any other similar facility providing transient or temporary sleeping accommodations for hire.

Dwelling, One or Two Family. A building containing either one (1) or two (2) dwelling units which are occupied by members of a single family, with rooms rented to outsiders, if any, not accommodating more than 3 persons.

Dwelling Unit. One or more rooms arranged for the use of one (1) or more individuals living together as a single housekeeping unit.

Existing Residential Buildings and Structures. Existing buildings and structures, as used in this Ordinance, shall mean those buildings and structures fully constructed and legally used or under contract on the effective date of this Ordinance, or any building for which a valid certificate of occupancy has been issued prior to the effective date of this Ordinance.

Exterior. That portion of a building or structure that provides access from the outside of the building or structure, or a part thereof. Exterior includes but is not limited to those portions of individual dwelling units constructed in a common building or structure which are accessible to persons not residing within that particular dwelling unit. This definition also relates to doors leading from garage areas into various residential dwellings.

Family. A group of persons related by blood, marriage or adoption within and including the degree of first cousins.

Flush or Surface Bolt. A deadlock 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.

Hardened Steel. Heat tempered steel. (e.g. the steel is heated to a predetermined temperature and then quenched in oil or water for rapid cooling.)

Hook or Expanding Bolt. A deadbolt lock in which the bolt or bolts interlock with the strike plate into which the bolt or bolts are projected.

Key. An instrument, used for operating a lock by setting the tumblers in the proper position, which can be removed for carrying, but must be inserted and used in the proper manner in the lock for both unlocking and locking the locking mechanism.

Locking Device. A mechanical implement or combination of mechanical implements attached to the door, window or other access points of a building or structure 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 or variety without limitation.

Safety Hinge Stud. A stud which is a part of or separates part of a door's hinge which, when properly mounted, protrudes from the jamb, and enters the door's edge when the door is closed to prevent the door from being removed.

Throw. The outward movement of a bolt or spring bolt which is measured by the distance such a bolt travels, i.e. when the bolt or spring bolt is moved from the open position to the locked position (extended), it is said to have been thrown.

DIVISION II - MULTIPLE FAMILY
DWELLING SECURITY STANDARDS

Section 8-6-7 Swinging Exterior Doors to Individual Dwelling Units
and Locking Devices

All swinging exterior doors to individual dwelling units in all multiple-family dwellings shall comply with the following requirements:

A. Doors to individual dwelling units shall swing inward and meet the following additional security standards:

(1) Wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches and shall be secured with a single cylinder deadbolt having a minimum throw of one (1) inch. A hook or expanding bolt may have a throw of three-fourths (3/4) inch. Any deadbolt must contain hardened material to repel attempts at cutting through the bolt. If the entrance contains glazing within forty (40) inches of the locking mechanism, then one of the following alternatives is also required:

(a) The glazing shall be of a poly-carbonite or other unbreakable material.

(b) An iron grillwork installed on the inside, whose design is so constructed as to disallow the reaching through it to de-activate the locking mechanism.

(2) Metal doors, with a minimum thickness of one and three-fourths (1 3/4) inches, which are properly reinforced or which contain, in the area inside the door where the locking device shall be installed, wood stiles at least four (4) inches wide and fourteen (14) inches long, may be used and installed provided they are secured in the manner listed herein under Subsection (1) above.

(3) Wood doors or metal doors not meeting the requirements of Subsections (1) or (2) above shall not be used or installed as an exterior door.

(4) Double cylinder deadbolt locks shall not be used or installed as an approved locking device.

B. On pairs of doors, the active leaf shall be secured with the type lock required for single doors in Subsection A of this Section.

The inactive leaf shall be equipped with flush or surface bolts protected by hardened material with a minimum throw of three-fourths (3/4) inch at the head and foot of the door. Multiple point locks, cylinder activated from the active leaf and complying with Subsection A above and the requirements herein, may be used in lieu of flush bolts.

C. Cylinders shall be designed or protected so they cannot be gripped by pliers or other wrenching devices.

D. Exterior doors to individual dwelling units shall have rabbetted jambs which are reinforced at the point where the required lock engages the jamb.

E. Firmly secured metal strike plates are required on the jambs of all doors and are to be located at the point where the required lock engages the jamb.

F. Locking devices and parts of locking devices shall not be used if they bear any numbers or letters which would reveal a combination from which a key or similar control device could be fashioned or selected which could be used to de-activate the locking device.

Section 8-6-8 Exterior Patio Type or Sliding Doors and Locking Devices

All patio type or sliding doors opening onto patios or balconies which are less than one story above ground level or otherwise accessible from the outside shall comply with the following requirements:

A. Patio type or sliding doors shall not be used or installed as exterior doors to the main entrance of any individual dwelling unit.

B. All single sliding patio doors shall have the movable section of the door sliding on the inside of the fixed portion of the door, except as provided in Subsection E. of this Section.

C. Deadlocks shall be provided on all single sliding patio doors. If the lock is operable from the outside it shall be activated by a key utilizing a cylinder of pin tumbler construction. Mounting screws for the lock case shall be inaccessible from the outside. Lock bolts shall be of hardened steel or have hardened steel inserts and shall be capable of withstanding a force of three hundred (300) pounds applied in any direction. The lock bolt shall engage the strike

sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation. The strike area shall be reinforced to maintain effectiveness of bolt strength.

D. Double sliding patio doors must be locked at the meeting rail and meet the locking requirements as specified in Subsection B. of this Section.

E. Alternate methods for securing doors with movable sections of the door sliding on the outside of the fixed portion of the door must be approved by the Building Official.

Section 8-6-9 Other Exterior Doors

A. Any exterior door or inside garage door leading to the common areas of any multiple family dwelling which has outside hinge pins shall be secured by a minimum of two (2) safety hinge studs or hinges having nonremovable hinge pins, one hinge above and one below the center of any locking device.

B. Where any exterior door or inside garage door leading to the common areas of any multiple family dwelling is provided with a locking device, the keys to such locking device shall not be capable of activating the locking device of any individual dwelling unit within the complex.

Section 8-6-10 Parking Facilities

A. All garage doors to parking facilities either under or within the confines of the perimeter walls of any multiple family dwelling shall be provided with a locking device.

B. All parking facilities to any multiple family dwelling, whether under, within or outside the confines of the perimeter walls of such building or structure, shall be illuminated so as to provide easy visibility at all times.

Section 8-6-11 Exterior Windows

All exterior windows less than twelve (12) feet of ground level or any other accessible exterior level shall comply with the following requirements:

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

B. All windows shall be equipped with a locking device which shall be capable of withstanding a force of one hundred fifty (150) pounds applied in any direction, and all locks should fully engage.

C. Louvered windows with removable glass or which can be manually maneuvered from the exterior shall not be used or installed.

Section 8-6-12 Lighting.

The address and the exterior door(s) of all dwelling unit(s) shall each be illuminated so as to be easily visible at all times, such lights shall not be switched except by a timer or light sensing device. All bulbs shall be protected by a break resistant cover and, where exposed to the elements, a weatherproof cover.

DIVISION III - ONE AND TWO FAMILY DWELLING STANDARDS

Section 8-6-13 Swinging Exterior Doors and Locking Devices

All swinging exterior doors and doors leading from garage areas into one and two family dwelling units shall swing inward and meet the same requirements as set forth in Section 8-6-7 of this Ordinance.

Section 8-6-14 Exterior Patio Type or Sliding Doors and Locking Devices

All patio type or sliding doors opening onto patios or balconies which are less than one story above ground level or otherwise accessible from the outside shall meet the same requirements as set forth in Section 8-6-8 of this Ordinance.

Section 8-6-15 Exterior Windows

All exterior windows shall meet the same requirements as set forth in Section 8-6-11 of this Ordinance.

Section 8-6-16 Garage Doors

Any garage door, whether it be overhead, roller-type, swing 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; deadbolt; cylinder-type lock; padlock and hasp; or an electronic power operated mechanism with automatic locking capabilities. When a padlock type locking device is used, 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.

DIVISION IV - RESPONSIBILITY
FOR SECURITY; ENFORCEMENT

Section 8-6-17 Responsibility for Property Subject to this Division

The owner or his or her designated agent shall be responsible for compliance with the specifications set forth in this Ordinance.

Section 8-6-18 Enforcement

The Code Enforcement Department, as established under Section 8-1-5(a) of the Urbana City Code, shall be responsible for the enforcement of this Ordinance.

Section 8-6-19 Inspections

The Building Official may, with the consent of either the owner, his or her agent, the tenant, or person in charge, or pursuant to a lawfully issued warrant, make an inspection to enforce any of the provisions of this Ordinance. The Building Official shall present credentials which establish and provide evidence of identity and authority.

Section 8-6-20 Violations of Ordinance Unlawful

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or 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 Ordinance.

Section 8-6-21 Notice

Whenever the Building Official determines that there has been or is a violation, or that there are reasonable grounds to believe

that there has been or is a violation of any provision of this code, he or she shall give notice of such violation or alleged violation to the person or persons responsible therefor in accordance with the provisions of Section 122 of The BOCA Basic Building Code, Fifth Edition, 1970, as amended and adopted in the City of Urbana.

Section 8-6-22 Stop Work Order

Upon notice from the Building Official that work on any residential building or structure is being prosecuted contrary to the provisions of this Ordinance, such work shall be immediately stopped in accordance with the provisions of Section 123 of the BOCA Basic Building Code, Fifth Edition, 1970, as amended and adopted in the City of Urbana.

Section 8-6-23 Appeals

A. Appeals from decisions of the Building Official may be taken to the Building Code Board of Appeals as established under Section 8-1-5(h) of the Urbana City Code whenever:

(1) Strict compliance with this Ordinance would work an undue hardship on the person taking such appeal;

(2) A person challenges the correctness of an interpretation of the Building Official; or

(3) A person challenges the correctness of the Building Official's determination of the suitability of alternate materials and methods.

B. All appeals shall be governed by the procedure provided in Section 8-1-5(h) of the Urbana City Code.

Section 8-6-24 Conflicting Provisions

Whenever any portion of this Ordinance necessarily conflicts with any local, state or federal law, regulations or codes dealing with life safety factors, the provisions of this Code shall be subordinate to such other provisions.

Section 8-6-25 Penalty for Violations

Any person, firm or corporation violating the provisions of this Ordinance shall, upon conviction thereof, be fined not less than

five dollars (\$5.00) nor more than two hundred dollars (\$200.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Section 8-6-26 Severability

If any provision or part thereof of this Ordinance or application thereof to any person or circumstances is held invalid, the remainder of the Ordinance and the application of the provisions or part thereof to other persons not similarly situated or to other circumstances shall not be affected thereby.

Section 8-6-27

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the Members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 2nd day of August, 1976.

PASSED by the City Council this 2nd day of August, 1976.

Duane Eckerty
Duane Eckerty, City Clerk

APPROVED by the Mayor this 3 day of August, 1976.

Hiram Paley
Hiram Paley, Mayor

CERTIFICATE OF PUBLICATION

I, Duane Eckerty, City Clerk, City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the pamphlet form on the 6th day of August, 1976, and a Certificate of Publication is attached hereto.

Duane Eckerty
Duane Eckerty, City Clerk