



INFORMATION BULLETIN / PUBLIC - BUILDING CODE

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LIGHTING, OPENING, LOCK AND METAL BAR/GRILL REQUIREMENTS

This information bulletin is intended to clarify special lighting and security provisions requirements in the specified locations in Group R occupancies as required in the 2017 edition of the City of Los Angeles Building Code (LABC).

Apartment houses, with the exception of interior lighting of residential condominiums that comply with Article 2.9 of Chapter I of the Los Angeles Municipal Code (LAMC), are required to have interior and exterior lights, locks, metal bars, and grills that comply with provisions of Sections 12.21A.5.(k) of LAMC, and Sections 6304.2, 6305 and Chapter 67 of LABC. In addition the same requirements applies when an apartment is sold, exchanged, or a permit is issued to add, alter, or repair with a valuation greater than \$10,000.00, or upon the determination by the Board of Building and Safety Commissioners pursuant to Section 8108.3 of LABC. The installation of bars, grills, grates or similar devices over the emergency escape and rescue openings in Group R occupancies is required to comply with the provisions of Section 1030.4 of the LABC.

In addition, every door in a security opening of an apartment house is required to have a security light per Section 6708 of the LABC. Security lighting and lock requirements for new and existing apartment houses became effective on January 12, 1998 by Ordinance #171858.

Security Openings

An opening in a wall, partition, or roof as defined in Section 6705 of LABC.

Lighting

Artificial lighting shall be provided at all parking garages serving dwelling units or guest rooms, at apartment house exterior accessory areas (i.e., driveways, side yards, walkways, recreation areas and similar locations), every door in a security opening of an apartment house and accessory recreation or service rooms. The luminaire(s) shall be installed at 8 feet maximum in height and shall provide a minimum average surface illumination of 0.2 foot candles measured at the floor level. Exterior lighting brighter than 2-foot candles affecting adjacent residential properties shall be activated by motion sensors, and shall remain continuously lit for a period not to exceed 20 minutes. (LABC 6304.2, 6305 and 6708)

	Dwelling Units or Guest Rooms		Apartment Houses		
	Exterior Parking Area	Parking Garage	Accessory Recreation or Service Rooms	Every Door in a Security Opening	Exterior Accessory Areas (i.e., driveways, side yards, walkways, rec. area, etc.)
3 or more Dwelling Units	Lighting Required	Lighting Required	Lighting Required	Lighting Required	Adequate Lighting Required

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Security Lock, Metal Bar/Grill, Grate or Similar Devices Installation Requirements in Group R occupancy buildings:

1. Where bars, grilles, grates or similar devices are installed, smoke alarms shall be installed per section 907.2.11 of the LABC regardless of the valuation of the alteration. (LABC 1030.4)
2. A single swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a deadbolt and deadlocking latch. The deadbolt and latch may be activated by one lock or by individual locks. The deadbolt shall contain hardened inserts. The lock or locks shall be key-operated from the exterior side of the door and operable from the interior side by a device which does not require a key, special knowledge, or special effort to operate. Straight dead bolts shall have a minimum throw of 1 inch and an embedment of not less than 5/8 inch. A hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4 inch. (LABC 6709.2)
3. The metal strike plate for latches and holding devices of swinging doors for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing by screws no less than 2.5 inches long. (LABC 6709.7)
4. Cylinder guards shall be installed on all cylinder locks whenever such cylinder projects beyond the face of the sliding glass door or is otherwise accessible to gripping tools. (LABC 6710)
5. Method of securing overhead or sliding doors that contain metal or wood shall be per section 6711 of LABC.
6. Sliding glass doors and windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. (LABC 6710 and 6715.1)
7. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6 inches or less which are constructed to preclude human entry. (LABC 6715.3)
8. Any release for metal bars, grills, grates, or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grills, grates, or similar devices which exceeds two inches in any dimension. (LABC 6715.4)
9. Sliding glass doors and windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in sections 6717.1 and 6717.2 of LABC.

Refer to the security provisions contained in Chapter 67 of the LABC for the complete requirements. See Information Bulletin P/BC 2017-043 "Emergency Escape Quick Release Systems" for additional installation requirements in dwelling units.