



# FIRE PREVENTION & PUBLIC SAFETY BUREAU

## REQUIREMENT #102

### LOCKING OF STAIRWELL DOORS PROVIDING ACCESS TO PENTHOUSE OR ROOF LEVELS FOR HIGH-RISE BUILDINGS LEVELS FOR HIGH-RISE BUILDINGS

Purpose: To standardize requirements for stairwell door lock systems at locations providing penthouse or roof access for high-rise buildings.

The contents of this requirement are intended to ensure the following:

- Maintenance of Required Exits
- Fire Department/First-Responder Emergency Access
- Provide a Level of Security for Building Owners and Occupants

Scope: Applies to all high-rise buildings regulated by the City of Los Angeles

Authority: 2014 Los Angeles Fire Code sections 1008.1.9.11 and 1008.1.9.11.1  
2013 California Building Code section 403.5.3 and 1008.1.9.11

Requirements:

- Requests to lock roof or penthouse access doors shall be submitted to the Fire Development Services Unit on a "Request for Modification of Fire Code Ordinance."
- LAFD plan check and LADBS electrical plan check required.
- The building shall be provided throughout with an approved automatic fire sprinkler system.
- Activation of the building fire alarm system shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
- Activation of the building automatic sprinkler system or fire detection system shall automatically unlock the doors. The doors shall remain unlocked until the system has been reset.
- A system smoke detector shall be installed at the top of the secured stairwell.
- A remote master switch capable of unlocking the stairwell door locks shall be installed at the fire command center.



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- Door locks shall be UL and California State Fire Marshal listed electrically fail-safe type locking mechanisms. The locking device shall automatically release upon activation of any fire alarm initiating device. Door locks shall unlock, but not unlatch upon activation.
- Loss of power to that part of the door lock system which locks the doors shall automatically unlock the doors.
- A two-way voice communication system, utilizing dedicated lines, shall be provided from each locked stairwell door accessing the roof or penthouse level to the 24-hour staffed location on site, annunciated as to location. Operating instructions shall be posted above each two-way communication device.

**EXCEPTION:** When approved by Modification, a two-way voice communication system to an off-site facility may be permitted where means to remotely unlock the doors from the off-site facility are provided.

- An approved momentary mushroom-shaped palm button connected to the door lock and installed adjacent to each locked stairwell door to the roof or penthouse level shall be provided to unlock the door lock when operated by an individual in the locked stairwell. The lock shall be manually reset at the door. Mount palm button so that top of box is installed at 48-inches above the finished floor.
  - Provide a sign stating: "In case of emergency, push palm button, door will unlock and security alarm will sound."
  - The sign lettering shall be 3/4 inch high letters by 1/8 inch width stroke on a contrasting background.
- A momentary ("dead-man") switch may be installed at security console to temporary lock the door in the event of security breach. The door shall unlock upon the release of switch; activation of building fire alarm shall override the function of the momentary switch. Video camera shall be installed adjacent to locked penthouse door that continuously monitors the area while the switch is pressed.