

# ADU Security Code Requirements

## Instructions and Illustrations

There are several sections of the El Segundo Security Code that apply to Accessory Dwelling Units (ADU) and Junior ADU's. When adding an ADU or JADU to a single-family home, this action can change the application of the Security Code to multiple-family requirements.

As a guide to assist in complying with the Security Code, the following instructions and illustrations are being provided to make the plan review by the Police Department a smooth process. Sections of the code not covered below are still applicable but relate primarily to installation issues.

### El Segundo Security Code

Copy onto a plan sheet, the "El Segundo Security Code - Typical Sections Applicable to ADU's" information found at the end of this document.

### Doors

1. Provide a door schedule that indicates all exterior swinging doors will be 1 ¾ inch thick.
2. Show on the door schedule, if there is a door between the garage and home, that door must be 1 ¾ in thick per the Security Code.
3. Show on the door schedule, as a note, the front door will have a door viewer with a minimum viewing angle of 190 degrees and installed no higher than 58 inches from bottom of the door.
4. Show on the door schedule, as a note, all exterior swinging doors and the door between the garage and home, will have a deadbolt with a minimum one-inch throw, with a bolt embedment a minimum ¾ inch into the strike, and the strike plate secured with a minimum of two, two-inch long screws.

### Addressing

Changing the character of a typical single-family home by adding another dwelling unit to the property can create issues with emergency response by police and fire departments when trying to find additional units on the property. Addressing numbers

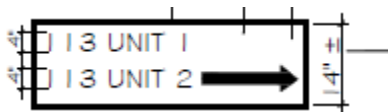
and their location are critical to such responses. The following provides guidance in complying with addressing requirements as adapted to ADU and JADU situations.

1. Provide a diagram depicting how the address sign will look to conform to the following requirements:

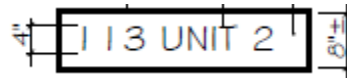
Sign copy shall use numerals and letters no less than four inches in height and contain street address number, and unit number (when applicable) and conform to the following:

- (1) Top row for primary dwelling unit: address number and unit number (when applicable).
- (2) Second row for an exterior accessed ADU or JADU: address number and unit number (when applicable) and general location of ADU or JADU in relationship to primary building, using a highly visible directional arrow, at least six inches length, pointing to the path of travel to the ADU or JADU.
- (3) Third row for an interior accessed unit: address number and unit number (when applicable) and the words "inside the home".
- (4) If using a unit number, it shall be preceded by the word "unit."
- (5) Additional information may be required depending upon building configuration and orientation to the addressed street.
- (6) Address sign shall be in place after issuance of a building permit and prior to construction if replacing an existing address sign.

Example:



Address Sign – Main House



Address Sign – ADU

2. The numerals and light source shall be contained within a single, weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device. Battery operated units are prohibited.

3. Show on the building elevations, exactly where the address signs will be located and the associated street address for each sign.

4. If there is alley access, address signs must also be posted there per the Security Code:

*5. Any building which affords vehicular access to the rear through a public or private alley shall display, in a clearly visible location, an address number that is a minimum of four inches in height.*

### Lighting (When ADU is not a separate standalone building)

Carports, parking areas, driveways, and walking surfaces are required to be illuminated during the hours of darkness (dusk to dawn). Photometrics for lighting is part of the requirement, however, for ADU's this is a more difficult task to accomplish. Therefore, provide the below information and show on the plan the following:

1. Light fixture specification sheet that indicates:
  - (1) LED light (minimum 12 watts for driveway and minimum 9 watts for walkway)
  - (2) Fixture is approved for a wet location
  - (3) Fixture is fully enclosed with no exposed bulb
  - (4) Fixture is not dimmable
  - (5) Light is directed downward on walkways (no light being emitted above the fixture to avoid glare to adjacent property)
  - (6) Fixture will be evaluated to determine if it meets the intent of the code.
2. Activation of the light is to be either by photocell within the fixture itself or by a non-switched circuit on a photocell. If by a circuit, show on the plans the circuit for these lights and that it will be photocell activated. Solar powered lights are not acceptable as these are security related requirements where the lights must not rely upon batteries.
3. Light fixtures are to be installed on the address signage so as to illuminate the address and walkway.
4. Light fixtures for walkways, if located on a building, can be mounted at 48 inches high with no obstructions from trees or plants blocking light to the walkway. Lights may be mounted at 80 inches if there are no residential buildings on the adjacent property where the possibility of glare may be an issue.
5. Bollard lights next to the walkway may be utilized, however, they must be at least 36 inches in height.
6. Driveway lighting is to be mounted at least eight-feet high if mounted over the garage door or at least 78 inches high if mounted on the side(s) of the garage door.
7. Assuming a 25-foot radius of light spread, place wall fixtures to illuminate the walkways and driveways accordingly. If using bollard lights, then the spacing is to be no greater than 30 feet apart.

# **El Segundo Uniform Security Code**

## **Typical Sections Applicable to ADU's**

**Based upon the typical ADU, the following sections, and portions of sections, are found to be the general ones that apply. There may be other sections of the Security Code, based upon a unique setting, that could also apply.**

### **Section 13-20-15: SPECIAL RESIDENTIAL BUILDING PROVISIONS**

The provisions of this section shall apply only to single- and multiple-family dwelling units.

A. Except for vehicular access doors, all exterior swinging doors of any residential building and garages, including the door 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 1 3/4 inches, or with panels not less than 9/16 inch thick.
2. Main entry doors constructed of glass shall not be permitted in residential applications. Glass panels in the top eighth of the door may be permitted upon submission and review.
3. Main entry doors where windows are set alongside the entry door shall either reverse the swing of the door, OR reverse the position of the window to be opposite the locking mechanism.
4. 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 attack. The deadbolt shall have an embedment of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five-pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth inch in diameter.
5. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the door frame.
7. Glazing in or around exterior doors, shall be a minimum distance of 20 inches from any locking mechanism and shall be of fully tempered glass or rated burglary resistant glazing.
8. All front exterior doors shall be equipped with a wide-angle (190-200 degrees) door viewer, not to be mounted more than 58 inches from the bottom of the door.

B. Multiple family buildings shall display a street address number conforming to the following specifications:

1. Each individual unit within the complex shall display a prominent identification number not less than four inches in height, contrasting in color to the background to which it is affixed and clearly visible to approaching vehicles and/or pedestrians.
2. Numerals shall be no less than four inches in height and illuminated during the hours of darkness. The numerals and light source shall be contained with a single, weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. An illuminated fixture is not required when the address number can be lighted by an area light.
3. Complexes with two or more buildings with the same address or buildings containing a minimum of six separate street addresses, shall display minimum six-inch high identification numbers noting the address number and range of unit and/or building numbers within the building. They shall be placed on the building between eight and ten feet from ground level, and visible to approaching vehicles and/or pedestrians from all building sides. Identification numbers shall be of a color contrasting to the background to which they are attached and be illuminated during the hours of darkness. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device.
7. Address identification numbers and/or letters shall not be affixed to a surface using two-sided tape or any material not resistant to weather conditions.
8. Any building which affords vehicular access to the rear through a public or private alley shall display, in a clearly visible location, a highly reflective address number a minimum of four inches in height.

E: Multiple-family buildings, carports, parking areas, driveways, and walking surfaces shall conform to the following lighting standards:

1. All vehicular drive surfaces, open parking areas and carports shall be illuminated with a minimum maintained 1.25 foot-candles of light at ground level during the hours of darkness.
2. All exterior common area pedestrian walkways and recreation areas shall be illuminated with a minimum maintained 0.50 foot-candle of light at ground level during the hours of darkness.
3. Enclosed common area corridors shall be illuminated with a minimum maintained 0.50 foot-candles of light on all landings and stair treads during the hours of darkness. Open and enclosed stairways shall be illuminated at all times with a minimum maintained one foot-candle of light on all landings and stair treads.
4. Trash enclosures/areas, mailboxes, vending machines, and public phones located on the exterior shall be illuminated with a minimum maintained one foot-candle, measured within a five-foot radius at ground level, during the hours of darkness.

6. Recessed areas of building or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.
7. Accessible luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures and be not less than three feet in height from the walking surface when used to illuminate walkways and a minimum of 78 inches in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.
8. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Landscaping shall not be planted so as to obscure required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of four to one (4:1 maximum/minimum). The photometric study shall be provided for approval prior to issuing the Building Permit.
9. The light source shall be controlled by a photocell device or a time-clock with an astronomic feature.

### **Section 13-20-12: FRAMES; JAMBS; STRIKES; HINGES**

Installation and construction of frames, jambs, strikes and hinges for exterior swinging doors and door leading from garage into dwelling unit shall be as follows:

- A. Door jambs shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six inches each side of the strike.
- B. In wood framing, horizontal blocking shall be placed between studs at door lock height for three stud spaces each side of the door openings. 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 violation of the strike.
- D. The strike plate for deadbolts on all wood framed doors shall be constructed of minimum 16 U.S. gauge steel, bronze, or brass, and secured to the jamb by a minimum of two screws, which must penetrate at least two inches into solid backing beyond the surface to which the strike is attached.

E. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

F. When pairs of doors are utilized in residential structures, a one-piece assembly attached to the full-length edge of the inactive door leaf, incorporating an astragal and flush-bolts for the header and threshold, will be accepted as a strike plate, provided the assembly is constructed of aluminum or steel a minimum of one-eighth inch in thickness.

G. All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the interior.