



**City of Santa Barbara
Community Development**

Memorandum

DATE: November 16, 2015
TO: Building & Fire Code Appeals Board
FROM: Andrew Stuffer, Chief Building Official *AS*
SUBJECT: Bradley Studios Managers Office 2nd Door

The City Building & Safety Division is seeking the Building & Fire Code Appeals Board's input on the Santa Barbara Housing Authority's proposed 2nd, non-required, emergency egress door installation as described in the attached letter and graphic submitted by the Santa Barbara Housing Authority.

The proposed 2nd door leads from a small manager's office which discharges to an interior stair landing that serves both an exterior door and the interior stairs serving manager's dwelling unit above. The required 2013, California Building Code, Chapter 11 landing and door approach areas for the proposed 2nd door cannot be accommodated at the interior stair landing side of the proposed door without extensive re-framing of an office as well as the interior stairway and stair landing serving the manager's dwelling unit on the second floor. Please refer to Attachment 2 for California Building Code graphics on minimum door landing and door approach requirements.

The input from the Building & Fire Code Appeals Board will be given serious consideration and weight by the Chief Building Official prior to the Building Official's determination of the approval or denial of the Santa Barbara Housing Authority's request for this additional emergency exit door.

Copy: Skip Szymanski, Deputy Executive Director, COO, Santa Barbara Housing Authority

Attachment: 1) City Housing Authority Letter dated October 26, 2015
2) California Building Code, Chapter 11, Door Landing and Approach Graphics



October 26, 2015

Mr. Andrew Stuffer
Chief Building Official
City of Santa Barbara
630 Garden Street
P.O. Box 1990
Santa Barbara, CA 93102-1990

RE: **Bradley Studios Manager Office**

Dear Andrew:

Bradley Studios is a 54-unit apartment complex located at 512 Bath Street that the Housing Authority developed in 2012. It houses a combination of downtown workers, special needs residents and youth aging out of foster care. Originally, the design for the manager's office on the ground floor was to have two doors, one that serves as the main entrance from the common area space and another that was to serve as an emergency exit for the manager. This concept of two doors is typically designed into our site manager office layout given the types of residents that the property serves, i.e. some mental illness and or substance abuse issues that may potentially cause threat to a site manager. In the Bradley design, the back door would have opened out onto a stairway that leads to the manager's apartment upstairs. Apparently, during plan check, the City's Building Department did not approve the back door because it did not comply with accessible standards. As a result, the back door was never installed and that area was constructed as a wall without an opening.

A recent incident occurred where the site manager was targeted by a belligerent person who had recently been evicted. Fortunately, the site manager saw him coming and was able to lock the office entrance door and call Police Dispatch. However, he was trapped there. In this case, the hostile ex-resident soon left and the situation was defused. However, it made us realize the importance of this second door for the safety of our site manager.

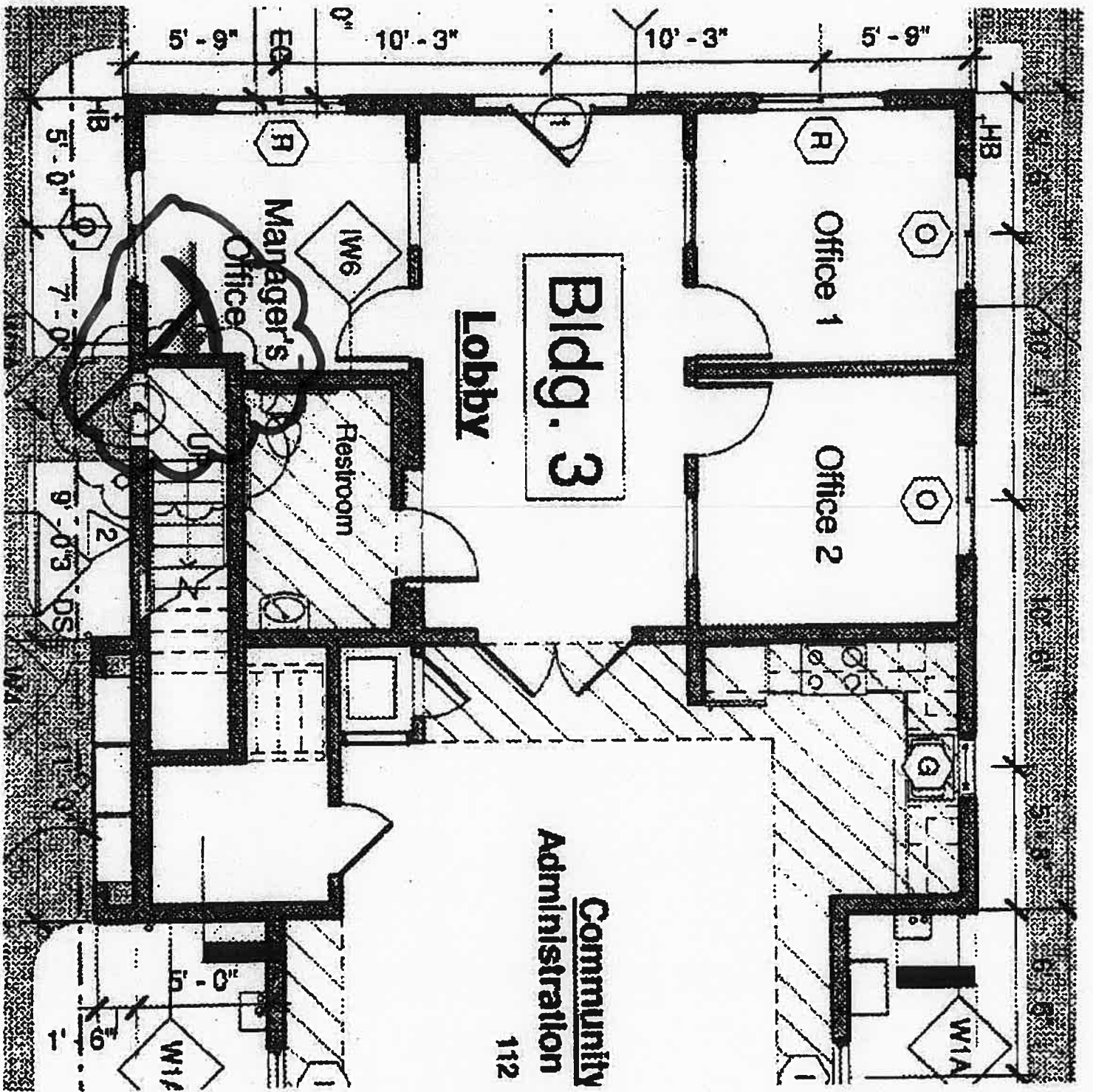
I would like to request that the City approve the installation of the second door as an emergency exit. The door would be used for the expressed purpose of emergency exit door and would be labeled as such. The location of the proposed door is shown on the attachment.

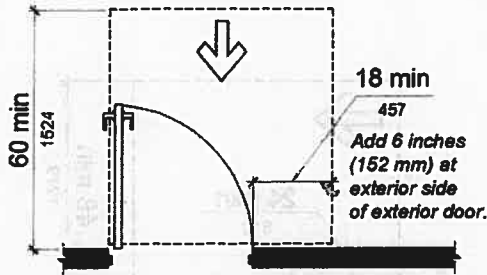
Thank you for your consideration of this matter. Please do not hesitate to contact me at (805) 897-1062 if you have any questions.

Sincerely,

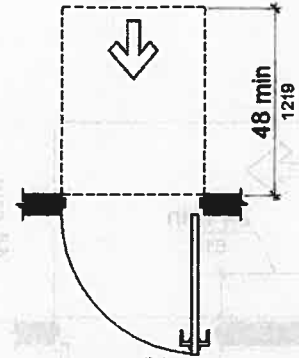
Skip Szymanski
Deputy Executive Director, COO

cc: Dale Fathe-Aazam, Director of Property and Development

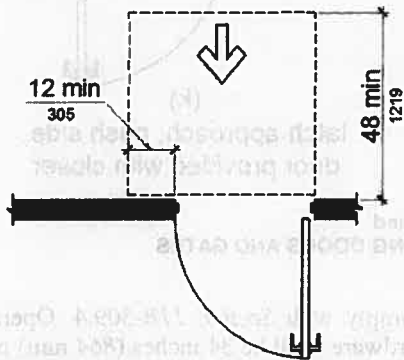




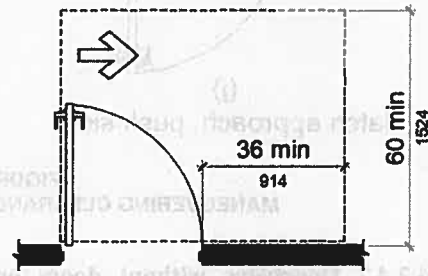
(a) front approach, pull side



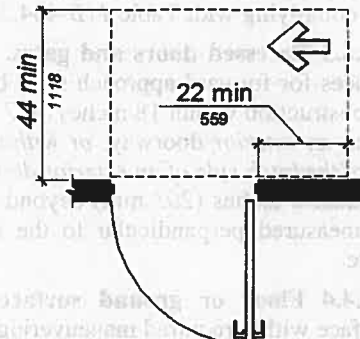
(b) front approach, push side



(c) front approach, push side, door provided with both closer and latch

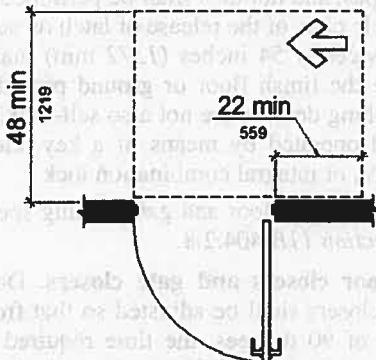


(d) hinge approach, pull side

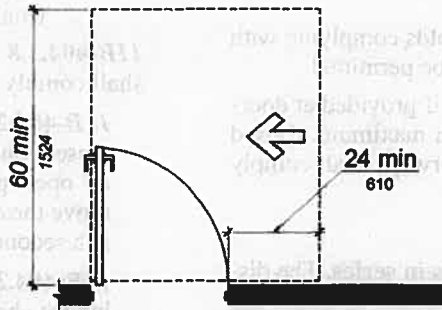


(e) reserved

Model code figure not applicable



(f) reserved



(g) latch approach, pull side

Model code figure not applicable

(i) reserved

FIGURE 11B-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

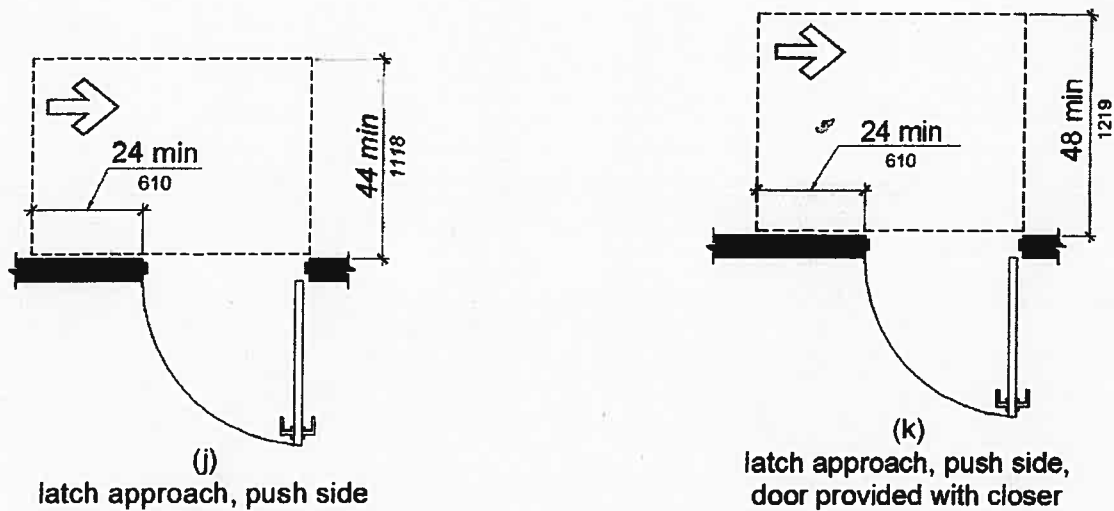


FIGURE 11B-404.2.4.1—continued
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

11B-404.2.4.2 Doorways without doors or gates, sliding doors, and folding doors. Doorways less than 36 inches (914 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2.

11B-404.2.4.3 Recessed doors and gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the latch side at an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

11B-404.2.4.4 Floor or ground surface. Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions:

1. Slopes not steeper than 1:48 shall be permitted.
2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

11B-404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with Sections 11B-302 and 11B-303.

Exception: Reserved.

11B-404.2.6 Doors in series and gates in series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1219 mm) minimum plus the width of doors or gates swinging into the space.

11B-404.2.7 Door and gate hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates

shall comply with Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Exceptions:

1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1372 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

11B-404.2.8 Closing speed. Door and gate closing speed shall comply with Section 11B-404.2.8.

11B-404.2.8.1 Door closers and gate closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

11B-404.2.8.2 Spring hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.