

**CHAPTER 217
BUILDING SECURITY**

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SUBCHAPTER 1
NEW CONSTRUCTION

217-1. Applicability of Subchapter. 1. This chapter applies to all residential building classifications, apartment buildings and one and 2-family dwellings constructed on or after June 24, 1989, except licensed rooming houses as regulated in ch. 275, and hotels and motels.

2. This subchapter applies to all residential buildings and additions and alterations of buildings except buildings constructed on or after June 24, 1989, which have an operating security alarm system in all dwelling units capable of detecting the presence of an intruder or penetration of all doors and windows and activating a bell, horn or other alarm on the interior or exterior of the dwelling unit.

217-3. Swinging Doors and Adjacent Sidelights. 1. **APPLICABILITY.** This section applies to all interior doors between dwelling units and multiple access tenant corridors and to all exterior swinging doors accessible to grade by stairs of permanently fixed ladders or within 10 feet of grade, except:

a. Screen and storm doors which do not provide the primary closure for the doorway opening.

b. Doors from the exterior into a vestibule where a door meeting the requirements of this subchapter separates the vestibule from the building interior.

c. Entrance doors which are monitored on a 24-hour basis for security purposes by a security guard stationed at the door or at a television monitor where the lock is protected from being shimmed or is a deadlatch or an electronically controlled latch.

d. Entrance doors which are electronically controlled from the dwelling units and where the entrance doors and dwelling units are connected by voice or signal communications.

2. CONSTRUCTION STANDARDS. All doors shall be constructed of 1-3/4 inches (minimum) wood with a solid core, 1-1/2 inches (minimum) metal with a solid or insulating core for exterior doors, 1-3/4 inches plastic laminate with a solid or insulating core or 1/4 inch (minimum) solid or laminated safety glazing material. All glazed panels within 40 inches of the lock shall be constructed of solid or laminated safety glazing material and shall be protected by a steel security screen with wires not less than 1/8 inch in diameter, a laminated security glazing panel or high security plastic (polycarbonate) panel. All protective panels or screens shall be at least one inch larger than the glazed opening they protect and be secured so that they cannot be removed from the exterior side of the door, or shall be built into the door.

3. HINGES. All doors covered by this section shall have hinges with nonremovable hinge pins or be mounted so that the doors swing into the interior of the dwelling unit. Hinges in wood frames shall be attached with screws which are a minimum of 2-1/2 inches long or extend a minimum of 1/2 inch into the wall studs.

4. LOCKS. All doors covered by this section shall have a cylinder lock in addition to the latching device. The lock shall either be a deadbolt type with a minimum one-inch bolt, mounted into the door, or a surface mounted

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vertical bolt lock. The lock cylinders shall be high-security type with a minimum of 5 pin tumblers and be flush mounted on the exterior or be protected by a cylinder guard plate or be tapered or rotate to prevent wrenching. Locks shall be openable with the use of a key from the exterior side of the door. The bolts shall be designed to resist sawing and cutting.

5. FRAMES. All door frames for doors covered by this section shall be constructed of hardwood or metal. Soft wood frames may be used provided the frame at the lock strike plate is reinforced with a steel angle 18 inches by 3/4 inch by 3/4 inch by 1/8 inch fastened to the frame with one inch screws or is reinforced by another technique approved by the commissioner.

6. STRIKES. All doors covered by this section shall have high-security strikes for the locks required by this chapter. Strikes in wood frames for surface-mounted vertical-bolt locks shall be fastened with screws through 2 sides of the jamb. The screws through at least one side of the jamb shall be 2-1/2 inches minimum and extend into the wall studs a minimum of 1/2 inch. Strikes in wood frames for deadbolts mounted within the door shall have a metal box for the bolt and both the strike plate and the strike box shall be fastened to the wall studs with 2-1/2 inch minimum screws or metal lugs.

217-5. Sliding Doors. 1. APPLICABILITY. This section applies to all exterior glass door units accessible to grade by stairs or permanently fixed ladders or within 10 feet of grade.

2. CONSTRUCTION. All doors covered by this section shall be constructed to prevent the removal of the panels from the exterior.

3. LOCKS. All doors covered by this section shall have a locking device which pins the fixed and sliding panels together where they overlap. The pins shall be 3/16 inch minimum diameter. The panels need not be pinned together if the sliding panel is prevented from sliding by a charley bar or one inch diameter minimum bar between the edge of the sliding panel and the door frame.

217-7. Windows. 1. All double-hung windows accessible to grade by stairs or permanently fixed ladders or within 10 feet of grade shall have:

a. Bars or security screens removable from the interior; or

b. A crescent or cam-type latch attached with screws of at least one inch in length and an airing lock mounted 5 inches above the top of the lower sash on each vertical rail of the upper sash; or

c. A security bolt with a minimum of 3/16 inch diameter and extending through and into each sash with a head or loop for removal from the inside of the dwelling unit. The holes for the security bolt shall be slanted to prevent the bolt from sliding out from its own weight. One set of holes shall be located to secure the window in the closed position and one additional hole shall be provided at a location to secure the window when it is open 5 inches. The hole shall not penetrate to the exterior of the building.

2. All other types of movable windows accessible to grade by stairs or permanently fixed ladders or within 10 feet of grade shall be secured by a latch and a 2nd securing device.

SUBCHAPTER 2
EXISTING STRUCTURES

217-11. Applicability of Subchapter. 1. This subchapter applies to all residential building classifications, apartment buildings and one and two-family dwellings constructed prior to June 24, 1989, except licensed rooming houses as regulated in ch. 275, and hotels and motels.

2. This subchapter applies to all residential buildings and additions and alterations of buildings except:

a. Buildings which have an operating security alarm system in all dwelling units capable of detecting the presence of an intruder or penetration of all doors and windows and activating a bell, horn or other alarm on the interior or exterior of the dwelling unit.

b. A dwelling unit occupied by the owner of a residential building.

3. Existing doors, windows, locks, frames or hardware which are not in compliance with the requirements of this subchapter shall be brought into compliance within 90 days after the effective date of this subchapter or at the time the door, window, lock, frame or hardware is replaced for any reason, including normal wear and tear, whichever date is earlier.

217-13. Swinging Doors. 1. **APPLICABILITY.** This section applies to all interior doors between dwelling units and multiple access tenant corridors and to all exterior swinging doors accessible to grade by stairs or permanently fixed ladders or within 10 feet of grade, except:

a. Screen and storm doors which do not provide the primary closure for the doorway opening.

b. Doors from the exterior into a vestibule where a door meeting the requirements of this subchapter separates the vestibule from the building interior.

c. Exit doors which are monitored on a 24-hour basis for security purposes by a security guard stationed at the door or at a television monitor where the lock is protected from being shimmed or is a deadlatch or an electronically controlled latch.

d. Exit doors which are electronically controlled from the dwelling units and where the entrance doors and dwelling units are connected by voice or signal communications.

e. Common exit doors to hallways which are less than 25 feet in length and which do not connect with any other unsecured hallway or unsecured basement.

2. **DOORS.** All doors covered by this section shall be maintained in good condition.

3. **HINGES.** All doors covered by this section which have hinge pins on the exterior side of the building or dwelling unit shall have nonremovable hinge pins, or the pins or hinges shall be modified to prevent removal of the door without the use of special tools or equipment.

4. **LOCKS.** a. All doors covered by this section shall have a cylinder lock in addition to a latching device. The lock shall be either a deadbolt type, either surface-mounted or mortised into the door, with a minimum 1/2 inch bolt, or a surface-mounted vertical bolt lock. The lock cylinders shall be flush-mounted on the exterior or be protected by a cylinder guard plate or be tapered or rotated to prevent wrenching. Locks shall be openable with the use of a key from the exterior side of the door.

b. In dwelling units which have more than one exterior access door, all exterior access doors shall be equipped with a lock meeting the requirements of this section.

c. All common exit doors covered by this section shall be provided with a pry-resistant or tamper-resistant locking device with a minimum 1/2" throw or be protected by a tamper-resistant plate.

d. All doors to dwelling units shall be protected by a deadbolt lock with a minimum 1/2" bolt. In dwelling units with more than one interior door between the dwelling unit and the public hallway or more than one exterior exit door, only one door shall be required to be equipped with a lock which is openable with a key from the exterior side of the door.

5. **FRAMES AND STRIKES.** a. All strikes for surface-mounted locks covered by this section shall be attached to 2 sides of the frame and shall be installed with screws through the face of the jamb perpendicular to the door in a closed position.

b. All strikes in wood frames for deadbolts inside of or mortised into doors covered by this section shall be attached to the frame with at least 2 screws.

c. All door frames for doors covered by this section shall be constructed of hardwood, pressed wood, softwood or steel and be maintained in good condition.

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217-15. Sliding Doors. 1. APPLICABILITY.

This section applies to all exterior glass sliding door units accessible to grade by stairs or permanently fixed ladders or within 10 feet of grade.

2. CONSTRUCTION. All doors covered by this section shall be constructed to prevent the removal of the panels from the exterior.

3. LOCKS. All doors covered by this section shall have a locking device which pins the fixed and sliding panels together where they overlap. The pins shall be 3/16 inch minimum diameter. The panels need not be pinned together if the sliding panel is prevented from sliding by a charley bar or a one inch diameter minimum bar between the edge of the sliding panel and the door frame.

217-17. Windows. 1. All wooden double-hung windows accessible to grade by stairs or permanently fixed ladders or within 10 feet of grade shall be equipped with a lock or latch which when in the locked position will prevent the window from being opened from outside the building. Every such window shall also be provided with a device which will allow the window to be fixed in an open position of not less than 4 inches and not more than 6 inches, and which when in the locked position will prevent the window from being moved to a more open position from the outside. Such device shall be moveable to permit the window to be fully opened from the inside of the building.

2. In lieu of the requirements specified in sub. 1, wooden double-hung windows accessible to grade by stairs or permanently fixed ladders or within 10 feet of grade may be equipped with bars or security screens removable from the interior.

3. Latching or locking devices on storm sashes or screen frames shall not be deemed to meet the requirements of this section.

SUBCHAPTER 3
SECURITY DEVICES

217-21. Maintenance. In all dwellings and dwelling units, security devices required by this chapter shall be furnished, installed and maintained in good working order by the owner, except that the occupant of a dwelling unit shall be responsible for the maintenance of all security devices which are not permanently attached to the dwelling unit. Where the owner receives written notice that a previously installed security device is not functional, within 10 days after receipt of the written notice the owner shall provide any maintenance necessary to make the security device functional. However, pursuant to s. 200-21, the commissioner may repair or replace any security device controlling an access door where the security device is not functional.

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**LEGISLATIVE HISTORY
CHAPTER 217**

Abbreviations:

am = amended
cr = created

ra = renumbered and amended
rc = repealed and recreated

m = renumbered
rp = repealed

<u>Section</u>	<u>Action</u>	<u>File</u>	<u>Passed</u>	<u>Effective</u>
ch. 217	cr	890300	6/6/89	6/24/89
217-0	am	900683	5/14/91	6/1/91
217-1	rc	900683	5/14/91	6/1/91
217-9	rp	900683	5/14/91	6/1/91
217-11	cr	900683	5/14/91	6/1/91
217-13	cr	900683	5/14/91	6/1/91
217-13-1-c	am	911603	3/3/92	3/20/92
217-13-1-d	am	911603	3/3/92	3/20/92
217-13-1-e	cr	911603	3/3/92	3/20/92
217-13-4-c	cr	911603	3/3/92	3/20/92
217-13-4-d	cr	911603	3/3/92	3/20/92
217-15	cr	900683	5/14/91	6/1/91
217-17	cr	900683	5/14/91	6/1/91
217-21	cr	900683	5/14/91	6/1/91

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