

Access Controlled Doors from Elevator Lobbies

REFERENCE: CBC 1008.1.3.4

Chapter 10 of the 2007 California Building Code (CBC) requires that all portions of a building be provided with a continuous and unobstructed path of egress travel to the public way, but does not regulate entry into a building. The desire to provide a secured entry into a tenant space(s) from an elevator through a shared elevator lobby is becoming increasingly common but can create an exiting problem for the lobby since an elevator is not a recognized exit. If there is no access to an exit from the elevator lobby, the secured door must meet design provisions of CBC section 1008.1.3.4. However, the desired security is negated by item 1 of section 1008.1.3.4, which requires the door to unlock upon detection of an approaching occupant. The City of San José will allow access-controlled egress doors with the following restrictions and construction requirements:

1. The tenant space is a Group A, B, M, R-1 or R-2 occupancy.
2. The access control system shall have all of the following features:
 - a. Loss of power to the access control system which locks the doors shall automatically unlock the doors.
 - b. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches vertically above the floor and within 2 feet of the door hardware of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO UNLOCK DOOR (EXIT)" or "PULL TO UNLOCK DOOR (EXIT)", whichever is applicable. The sign shall be posted immediately beside the manual unlocking device. When operated, the manual unlocking device shall result in direct interruption of power to the lock (independent of the access control system electronics and building fire alarm system) and the door(s) shall remain unlocked until the security alarm has been manually reset.
 - c. In buildings equipped with a fire alarm system, activation of the fire alarm system shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
 - d. In buildings equipped with an automatic fire sprinkler system, activation of the building automatic fire sprinkler system shall automatically unlock the doors. The doors shall remain unlocked until the system is reset.
 - e. In buildings more than three (3) stories above grade plane, activation of seismic sensors shall automatically unlock the doors, and the doors shall remain unlocked until the seismic sensor has been manually reset.

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Approved by
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