

City of Newport Beach - Building Department

BUILDING CODE POLICY

| Effective Date | Subject | Policy No. |
|--------------------------------------|---------------------------------------------------|-------------------|
| September 1, 2001 Revised 4/26/05 | Exit Door Hardware / Definition of "Main Exit" | UBC 1003.3.1.8 |

Section 1003.1.1.8 of the California Building Code states: "Regardless of the occupant load served, exit doors shall be openable from the inside without the use of a key or any special knowledge or effort." Exception 1. allows for key locking hardware on main exit doors where the main exit consists of a single door or pair of doors where there is a readily visible sign "door to remain unlocked during business hours" as prescribed by the code. It is the interpretation of the Newport Building Department that a thumb turn lock requires "special knowledge or effort" and therefore prohibits their use in the above applications. For the above exception on main exit doors a double-deadbolt arrangement with a key lock on the inside and outside of the door will be permitted. On all other exit doors, other than the main exit doors, for the occupancies listed in this section, no thumb turn locks, dead bolts, chains, bolt, padlocks, etc., will be permitted. These provisions will be enforced uniformly with no exceptions made for "existing non-conforming" conditions.

For the purposes of this section the following approach shall be used to identify the "main exit."

1. The main exit is that entrance which when locked, will not be feasible for the business to operate.
2. The entrance used by most customers.
3. A space with multiple entrances/exits shall have only one main entrance unless otherwise approved by the Deputy Building Director or Building Director.

Jay Elbetta, Building Director