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Exit Door Hardware Policy 08-01

Scope: This policy presents an explanation and summary of the 2014 OFC and 2014 OSSC regarding specific exit hardware.

Type of Lock or Latch (OFC 1008.1.9.1 / OSSC 1008.1.9.1):

"Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort."

Exception:

In places of detention, in Group A with 300 occupants or less, Groups B, F, M, and S Occupancies, and in places of religious worship, the main exterior door or doors as determined by the Fire Official, are permitted to be equipped with key-operated locking devices (***no thumb turn locks***) from the egress side provided they are indicating type and have a durable sign with 1" letters that read: **"This Door To Remain Unlocked When Building is Occupied"** on or adjacent to the door.

- The Exception applies only to the main exit and the lock must be readily distinguishable as locked (locking indicator).
- Use of exit doors shall not require any special knowledge or effort.
- Automatic flush bolts can be permitted for pair of doors provided the door with this hardware has no other hardware.
- The use of a key locking device is revocable by the Fire Official for due cause.

Hardware (OFC and OSSC 1008.1.9.1):

"Door handles, pulls, latches, locks and other devices on doors required to be accessible by Chapter 11 of the IBC shall not require tight grasping, tight pinching or twisting of the wrist to operate."

IBC 2012 Commentary summarized:

"While security is important, life safety is essential for all. Egress doors are permitted to be locked but be capable of being unlocked. Example of special knowledge would be a combination lock or a device in an unknown location. Special effort would require the need for unusual or unexpected physical ability to unlock."

"Doors on an accessible route for egress must have hardware that can be operated by a person with limited mobility. Hardware considerations would be door levers and locks. Consider persons with arthritis trying to operate items as small, full-twist thumb turns or circular knobs, which are unacceptable."

Hazards:

Thumb turn devices are easy for children to lock without the knowledge of staff. In the event of an emergency panicked or ADA customers may not be able to twist the lock open

In the event of a robbery, the perpetrator is able to lock the egress door by twisting the thumb turn device. This in turn can make it difficult or impossible for patrons to escape.

Conclusion:

Thumb turn devices are not allowed. Double keyed locks will be allowed in circumstances listed above if they are readily identifiable (indicating) as locked and unlocked, require no special knowledge or effort to operate and can be operated easily.

- Hardware must not require special knowledge or effort.
- Hardware must be easy to operate (grip, push, pull or turn).