



**POLICY STATEMENT  
OFFICE OF THE FIRE MARSHAL  
FARMERS BRANCH, TX**

**TITLE: SPECIAL LOCKING SYSTEMS**

**REFERENCE:** 2012 International Fire Code, Sections 1008.1.9.8 and 1008.1.9.9

**SCOPE:** Provide clarification to the requirements for special locking systems in accordance with IFC sections 1008.1.9.8, 1008.1.9.9, and Farmers Branch Fire Department.

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All **access controlled egress doors** shall comply with IFC section 1008.1.9.8 and all of the following criteria:

- 1) A Sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or a loss of power to the sensor
- 2) Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
- 3) The doors shall be arranged to unlock from a push to exit button located 40 to 48 inches vertically above the floor and within 5 feet of the secured doors. The button shall be a minimum 2 inches in size, be readily accessible at all times, and be clearly identified by a sign stating "PUSH TO EXIT" in minimum 1 inch letters with no less than a 1/8 inch stroke. The sign shall be white lettering on a red background. When operated, the push to exit button shall result in the direct interruption of power to the lock – independent of the access control systems electronics – and the doors shall remain unlocked for a minimum of 30 seconds.
- 4) The building must be protected throughout by a monitored automatic fire sprinkler system with an approved smoke detector located on the egress side within 15 feet of the door OR for non-sprinklered buildings; an approved automatic smoke detection system is required in the path of egress.
- 5) Doors shall automatically unlock upon activation of the building automatic sprinkler or fire alarm system. The doors shall remain unlocked until the fire alarm system has been reset.
- 6) Entrance doors to Group A, B, E or M occupancies shall not be secured from the egress side during the periods where the building is open to the general public.
- 7) The doors shall be capable of being deactivated by a signal from a switch located in a location approved by the Fire Department.
- 8) A permit shall be obtained from the Fire Department prior to installation. Upon completion of installation, an acceptance test witnessed by the Fire Department shall be conducted prior to system activation.

All **electromagnetically locked egress doors** shall comply with IFC section 1008.1.9.9 and all of the following criteria:

- 1) The listed hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
- 2) The listed hardware is capable of being operated with one hand.
- 3) Operation of the listed hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately.
- 4) Loss of power automatically unlocks the door.
- 5) The building must be protected throughout by a monitored automatic fire sprinkler system with an approved smoke detector located on the egress side within 15 feet of the door OR for non-sprinklered buildings; an approved automatic smoke detection system is required in the path of egress.
- 6) Doors shall automatically unlock upon activation of the building automatic sprinkler or fire alarm system. The doors shall remain unlocked until the fire alarm system has been reset.

- 7) Where panic or fire exit hardware is required by section 1008.1.10, operation of the listed panic or fire exit hardware shall release the electromagnetic lock.
- 8) The doors shall be capable of being deactivated by a signal from a switch located in a location approved approve by the Fire Department.
- 9) A permit shall be obtained from the Fire Department prior to installation. Upon completion of installation, an acceptance test witnessed by the Fire Department shall be conducted prior to system activation.

### **ALL DOORS SHALL COMPLY WITH THE FOLLOWING**

#### **POSITIVE LATCHING**

Special locking systems used in fire rated enclosures shall be UL Listed for fire rated enclosures. The doors shall be capable of remaining latched

#### **TWO STEP EGRESS**

Doors must always be openable from the “egress” side without the use of a key or special knowledge or effort and with only one operation. This has been interpreted locally to mean that both the unlocking and unlatching must occur simultaneously with one operation. Since operating a push button constitutes an “operation”, doors must be free swinging after the button is pushed to release the magnetic lock.

#### **Elevator Lobbies**

Elevator lobbies shall have at least one means of egress provided such that the use of such exit or exit access doorway does not require keys, tools, special knowledge or effort.