

Marcia Moermond

From: Mitchell Imbertson
Sent: Thursday, May 9, 2024 11:55 AM
To: Marcia Moermond
Subject: 123 Wheeler St S - Appeal follow up info

Follow Up Flag: Follow up
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Good morning,

During the appeal for 123 Wheeler St S you had asked if I could follow up with additional information about the door lock options.

What we found is that at least at some point in the past, they were using double-keyed dead bolt locks on these main exit doors instead of the numerical code locks that are currently installed. An inspector had investigated the door locks under a complaint in 2010 and found them to be acceptable at that time, but the hardware has now changed. Also, the inspector investigating that complaint may not have been aware it was operating as a state licensed housing facility.

Double-cylinder deadbolts (key operated from both sides) would have been allowed for the entry doors here if it were not being used as a State licensed residential facility with services.

<https://www.revisor.mn.gov/statutes/cite/326B.106>

(g) Double cylinder dead bolt locks. No provision of the code or appendix chapter of the code may prohibit double cylinder dead bolt locks in existing single-family homes, townhouses, and first floor duplexes used exclusively as a residential dwelling. Any recommendation or promotion of double cylinder dead bolt locks must include a warning about their potential fire danger and procedures to minimize the danger.

The MN State Fire Marshal’s office has given the opinion that double-keyed locks are no longer allowed on the doors of a house or duplex if the house becomes licensed (such as home daycare license, housing with services, etc.). This is because of the language “...used exclusively as a residential dwelling.”

Since the double-keyed dead bolt wouldn’t be an option, the best code compliant way to accomplish what they’re trying to do would be with “Controlled egress doors”

https://codes.iccsafe.org/content/MNFC2020P1/chapter-10-means-of-egress#MNFC2020P1_Pt03_Ch10_Sec1010.1.9.7

“... shall be permitted in Groups I-1, I-2, R-3, and R-4 occupancies **when a person’s clinical needs require their containment.**”

The situation at this building seems to be an exact fit for what this code section was written for. The problem is just that they aren’t meeting most of the requirements for being able to lock in the residents, including important things like having a sprinkler system and having a central nursing station that can unlock the doors.

Let me know if you have other questions on this, hopefully this helped cover the additional info you were looking for. I’m not aware of any other ways to accomplish exactly what they’re trying to do here. The best solution in the interim may just be alarms on the doors. We’re certainly not opposed to them putting audible or monitored alarms on the doors as long as they’re still capable of being opened properly.

Thanks,

1031.5
Exiting through
1 door vs. 2 -

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2020 Minnesota State Fire Code

Chapter 10 Means of Egress

1010.1.9.7 Controlled egress doors in Groups I-1, I-2, R-3, or and R-4 occupancies.

Controlled egress door locking systems, including electromechanical locking systems and electromagnetic locking systems, shall be permitted in Groups I-1, I-2, R-3, and R-4 occupancies when a person's clinical needs require their containment. Controlled egress doors shall be permitted in these occupancies when the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 and an approved automatic smoke detection system installed in accordance with Section 907. Electric locking systems and controlled egress doors shall comply with the requirements in Items 1 through 11 below.

1. 1. The egress control locks shall unlock upon actuation of either the automatic sprinkler system or the automatic smoke detection system within the means of egress served by the locked area.
2. 2. The egress control locks shall unlock upon loss of power controlling the lock or lock mechanism.
3. 3. The egress control locking system shall have the capability of being unlocked by a signal or switch from the fire command center, a nursing station, or other approved location. The signal or switch shall directly break power to the lock.
4. 4. A building occupant shall not be required to pass through more than one door equipped with a controlled egress lock before entering an exit.
5. 5. The procedures for the operations of the unlocking system shall be described and approved as part of the emergency planning and preparedness required by Chapter 4.
6. 6. All clinical staff shall have the keys, codes, or other means necessary to operate the controlled egress locking devices or systems.
7. 7. Emergency lighting shall be provided at both sides of a door equipped with a controlled egress locking device.
8. 8. 24-hour resident or patient supervision is provided within the secured area.
9. 9. The controlled egress locking devices are designed to fail in the open position.
10. 10. Floor levels within the building or portion of the building with controlled egress locking devices shall be divided into at least two compartments by smoke barriers meeting the requirements of the *Minnesota Building Code*.
11. 11. The controlled egress door locking system units shall be listed in accordance with UL 294.

Exceptions to Items 1 through 11:

1. 1. Items 1 through 4 shall not apply to doors to areas occupied by persons who, because of clinical needs, require restraint or containment as part of the function of a psychiatric treatment area.
2. 2. Items 1 through 4 shall not apply to doors to areas where a listed egress control system is utilized to reduce the risk of child abduction from nursery and obstetric areas of a Group I-2 hospital.

3. 3.Item 10 shall not apply to existing Group R-3 or R-4, Condition 1 occupancies where all of the following conditions apply: (a) the construction of smoke barrier compartmentation is not practical; (b) existing sleeping rooms are provided with smoke-tight construction; and (c) existing sleeping rooms have an emergency escape and rescue opening complying with Section 1030.