

The Key to
Unlocking Your
Responsibility

Security Bar Installation



**Miami-Dade County
Building Code Compliance Office**

Building Together for a Better Future

BACKGROUND

As a member of the Ornamental Iron Works industry or another license-holder whose scope of work includes the installation of security bars, you need to be aware that a Miami-Dade County Commissioner-mandated resolution that passed in January 2004 affects your trade.

Miami-Dade County Commissioners Joe Martinez and Dorrin Rolle sponsored resolution R-454-04 spearheading a public awareness campaign to encourage compliance to the Florida Building Code regarding security bars and safety release devices, after a house fire killed almost an entire family in 2003.



While safety-release mechanisms for windows have been required since 1968, the dissemination of the safety requirements is needed to encourage residents to comply, so the number of deaths resulting from being trapped inside homes with non-compliant bars and windows decreases.

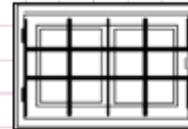
Security bars keep burglars out, but they may also prevent people from getting out in case of an emergency, as well as rescue workers from getting in to save lives.

This brochure refers to the appropriate sections of the Florida Building Code regarding security bars and the required safety release mechanisms.

FLORIDA BUILDING CODE REFERENCES

R310.4 Bars, Grills, Covers and Screens

Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3 and such devices shall be releasable or removable from inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.



R310.1 Emergency Escape and Rescue Required

Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches above the floor.



Types of Release Devices



R310.1.1 Minimum Opening Area

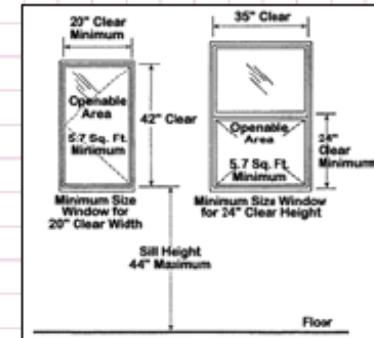
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.

R310.1.2 Minimum Opening Height

The minimum net clear opening height shall be 24 inches.

R310.1.3 Minimum Opening Width

The minimum net clear opening width shall be 20 inches.



R310.1.4 Operational Constraints

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

Openings for emergency escape and rescue must be operational from the inside. Keys or special tools must not be needed to operate these openings. If keys or tools were necessary, they might not be readily available in an emergency or panic situation, and an individual might not be able to use them, so the opening would be unusable.

Visit BCCO's website which will include this information and a link that includes license-holders who are authorized to retro-fit security bars. The website address is www.miamidade.gov/buildingcode.