Legislation Details (With Text)

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Type:	Ordinance			**Status:**	Passed
File created:	5/14/2012			**In control:**	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD
On agenda:	5/15/2012			**Final action:**	7/3/2012
Enactment date:	7/11/2012			**Enactment #:**	ORD-12-00090

Title: Amending Sections 27.05(2)(h)7. and 27.05(2)(h)10. of the Madison General Ordinances to require a yearly change of door lock passcodes.

Sponsors: Scott J. Resnick

Indexes:

Code sections:

Attachments: 1. Registration Forms Common Council Meeting 7-3-12.pdf

Date	Ver.	Action By	Action	Result
7/3/2012	1	COMMON COUNCIL	Adopt with Conditions	Pass
6/19/2012	1	BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD	RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER	Pass
5/15/2012	1	COMMON COUNCIL	Refer	Pass
5/14/2012	1	Attorney's Office/Approval Group	Referred for Introduction	

Fiscal Note

No expenditure is required.

Title

Amending Sections 27.05(2)(h)7. and 27.05(2)(h)10. of the Madison General Ordinances to require a yearly change of door lock passcodes.

Body

DRAFTER'S ANALYSIS: These amendments would require residential rental properties with two or more dwelling units and/or lodging rooms to change the passwords or passcodes on door locking mechanisms on at least a yearly basis. The purpose of this amendment is to enhance the security of residential rental property for current tenants by decreasing the opportunity for access to the property by former tenants or guests of former tenants.

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The Common Council of the City of Madison do hereby ordain as follows:

1. Paragraph 7. of Subdivision (h) of Subsection (2) of Section 27.05 entitled "Safe and Sanitary Maintenance of Property" of the Madison General Ordinances is amended to read as follows:

"7. ~~Sixty (60) days from the effective date of this amendment,~~ Paragraphs 1, 2, 3, 4, 5 and 6 of Subdivision (h) of Subsection (2) of Section 27.05 shall also apply in lodging rooms, except as provided in Paragraph 9. below. ~~Prior to that time, the requirement that all doors providing access to a lodging room shall be equipped with a guarded latch lock shall remain in effect~~. In addition, the main entrance door into all lodging houses and into all residential buildings with two or more dwelling units or lodging rooms where occupants of the separate dwelling units or lodging rooms share common bathroom or kitchen facilities shall be equipped with a positive locking guarded latch lock and with an approved self-closing device. An approved guard plate shall be affixed to the exterior side of the door if the Director of

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the Building Inspection Division determines such a device is necessary to provide adequate security against illegal entry. All other doors into said buildings shall be equipped with a deadbolt lock complying with Paragraph 3 of this Subdivision. If any door locking mechanism in said buildings utilize passwords or passcodes of any type, including but not limited to digital locks, radio-frequency or RFID locks, or electronic keypads, the passwords or passcodes must be changed at least on a yearly basis. In cases where said buildings have an attendant or attendants responsible for the security of the building on duty twenty-four (24) hours a day, they shall be exempt from the main entrance door-locking and self-closing requirements."

2. Paragraph 10. of Subdivision (h) of Subsection (2) of Section 27.05 entitled "Safe and Sanitary Maintenance of Property" of the Madison General Ordinances is amended to read as follows:

"10. ~~One hundred and eighty (180) days from the effective date of this amendment a~~All exterior doors into all residential buildings containing two (2) or more dwelling units and/or lodging rooms and where the main entrance door to the dwelling unit or lodging room is accessed from a common area, shall be equipped with a positive locking guarded latch lock and with an approved self-closing device. An approved guard plate shall be affixed to the exterior side of the door if the Director of the Building Inspection Division determines such a device is necessary to provide adequate security against illegal entry. If any door locking mechanism in said buildings utilize passwords or passcodes of any type, including but not limited to digital locks, radio-frequency or RFID locks, or electronic keypads, the passwords or passcodes must be changed at least on a yearly basis.

Where a building subject to this paragraph also contains a non-residential use that shares a common entrance with the dwelling units or lodging rooms and is not on the basement level, the exterior door to the common entrance may be unlocked while the non-residential use portion of the building is actually occupied."

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