
BULLETIN: AB 3205 DOOR HARDWARE REQUIREMENTS; Effective January 1, 2019

Division of the State Architect (DSA) documents referenced within this publication are available on the [DSA Forms](#) webpage.

PURPOSE: This bulletin is intended for design professionals and clarifies the provisions of Assembly Bill 3205 (AB 3205), (O'Donnell, Chapter 401, Statutes of 2018), which became effective on January 1, 2019.

BACKGROUND: The State Allocation Board is required by the Leroy F. Greene School Facilities Act of 1998 (Green Act), to allocate to applicant school districts, prescribed per unhoused-pupil state funding for construction and modernization of school facilities. Existing law requires new construction projects submitted to DSA, to include locks that allow doors to classrooms and any room with an occupancy of five or more persons to be locked from the inside. The locks are required to conform with the specifications and requirements outlined in Title 24 regulations.

SUMMARY: AB 3205 adds Section 17583 to the Education Code. Provisions of AB 3205 require the governing board of a school district applying under the Green Act for state funding of modernization projects on school facilities constructed prior to January 1, 2012, to include, as part of the project, locks that allow doors to classrooms and any room with an occupancy of five or more people to be locked from the inside, except as provided.

The provisions of the bill apply to projects seeking funding on or after January 1, 2019, and that were submitted to DSA for approval on or after January 1, 2019. The bill states that these provisions apply only to modernization projects that are intended to renovate, repair, or modernize the interior of a school facility and do not apply to projects intended to renovate, repair, or modernize the exterior of a school building, the school grounds, or school playing fields.

1. Education Code (EDC) Section 17583 Requires the following:

1. On and after January 1, 2019, all state funded projects submitted to DSA pursuant to this chapter that propose to renovate, repair, or modernize the interior of a school building shall include locks that allow doors to classrooms and any room with an occupancy of five or more persons, to be lockable from the inside.
2. The locks shall conform to the specifications and requirements set forth in Title 24 of the California Code of Regulations.
3. The specified requirements do not apply to doors that are locked from the outside at all times, doors that lock from the inside and pupil restrooms.

2. Applicability to School Projects Under DSA Jurisdiction: All interior building modernization construction projects submitted to DSA pursuant to the Green Act for review on or after January 1, 2019, must be designed to comply with the new provisions of EDC Section 17583.

The law applies to K-12 public school modernization construction projects that receive state funding. DSA determines the law is applicable if the project will be submitted to the Office of Public School Construction for funding under the School Facility Program. This information is designated on item number 16 on form *DSA 1: Application for Approval of Plans and Specifications* (DSA 1).

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2.1 State funded modernization projects of building interiors are required to include the AB 3205-compliant locking mechanisms in any of the following:

- Existing buildings sited on new or existing campuses.
- Classrooms and any individual rooms with five or more occupants.
- New administration buildings, press boxes and similar buildings with state funding and five or more occupants - regardless of occupancy classification group.

Exception: Per EDC 17583(a)(2), doors that are locked from the outside at all times, doors with locks that lock from the inside and pupil restrooms are exempt from the requirements.

2.2 State funded interior modernization projects are not required to include AB 3205 compliant locking mechanisms under the following conditions:

- Projects that propose to renovate, repair, or modernize the exterior of a school building, the school grounds, or the playing fields of a school.
- Fire reconstruction projects using original plans, per Title 24, Part 1 (California Administrative Code), Section 4-314.

Note: In all cases, compliance with the accessibility requirements in the California Building Code shall apply.

3. No Change in Egress Door Hardware Requirements: Hardware used on egress doors in a K-12 public school room that is normally occupied shall comply with the provisions in Title 24. Hardware is to be readily openable from the egress side without the use of a key or special knowledge or effort.

ADDITIONAL RESOURCES

Additional information and resources include:

- AB 3205, (O'Donnell, Chapter 401, Statutes of 2018)
- California Legislative Information: <http://leginfo.legislature.ca.gov/>
- DSA 1
- EDC, Section 17583 and 17583 (a) (2)