

CHAPTER 4. BUILDING ENTRANCE AND CIRCULATION

PERFORMANCE OBJECTIVES

- 4-1. GENERAL. Public spaces for building entrance and circulation within residential and community buildings shall be consistent with the MPS and provide for the following:
- a. Safe building entrances;
 - b. Vertical and horizontal circulation throughout the building and access to all interior residential and community facilities; and
 - c. Safe, unobstructed and direct fire egress in compliance with relevant fire codes.

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CHAPTER 4. BUILDING ENTRANCE AND CIRCULATION

SECTION 1: MANDATORY STANDARDS

4-2. PUBLIC SPACES.

- a. Lighting. When replacement lighting is needed, permanent ceiling or wall-mounted lighting fixtures shall be provided in all public interior spaces for safe and convenient use. For technical requirements, see paragraph 7-4
- b. Waste Receptacles. Interior public spaces shall have a sufficient number of waste receptacles to keep spaces free of litter.
- c. Reserved.

4-3. BUILDING ENTRANCES AND LOBBIES.

- a. Building Entrances. Building entrances shall be accessible from a paved path from both parking areas and public transportation drop-offs where these paths are on PHA property. In suburban or rural areas, the paths to public transportation drop-offs shall be consistent with the type of all-weather surfaces normally provided. The junction point between path and building entrance shall have a platform (which may be the same height as the sidewalk). Building entrances shall be clearly defined by interior and exterior lighting, signs, and entrance area and path definition as required.
- b. Lobbies. Lobbies or entrance vestibules shall be in safe and sound condition, structurally stable, and anchored as required. Roofs shall not leak and shall be drained. For technical requirements, see Chapter 9. Vestibules may be provided when determined to be cost-effective in terms of energy conservation.

c. Reserved.

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4-4. HALLS AND CORRIDORS. Halls and corridors shall provide safe circulation between dwelling units, between dwelling units and other spaces, and to various means of exit. Corridors used as a mean of fire egress shall Provide a continuous and unobstructed means of travel from any point in a building to a public way or the building exterior.

4-5. STAIRWAYS.

- a. Stairways. Interior public stairways shall provide for safe ascent and descent of persons under normal and emergency conditions. Stairways used for required fire egress shall comply with the NEPA 101 Life Safety Code and all other relevant codes. For technical requirements for fire protection, see paragraph 2-2. Stair structure, treads and risers shall be in sound condition, properly supported and anchored, and capable of supporting anticipated loads. Structure and finish materials shall be free of splintering, rust or other material deterioration. Stair treads shall have non-slip surfaces.
- b. Handrails. Stairways shall have a minimum of one continuous handrail mounted between 30 inches and 36 inches above the floor or tread. Stairways wider than 44 inches shall have handrails on both sides, and those wider than 88 inches shall additionally have an intermediate handrail at the stair center. Handrails shall be in sound condition, secured and capable of supporting anticipated loads. Handrails shall be free of splintering, rust or other material deterioration.

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SECTION 2: PROJECT SPECIFIC STANDARDS

4-2B. PUBLIC SPACES.

- a. Lighting. Where light bulbs are frequently removed or abused, special locking systems requiring special tools, left hand bulbs, vandal proof fixtures or key switches should be considered.
- b. Reserved.
- c. Security. Hidden and unused spaces adjacent to or part of corridors, stairways or other interior public spaces that are potential hiding places for criminals or vandals may be eliminated by the construction of walls. This includes unused lobby or vestibule space, and alcoves adjacent to corridors, stairs and other public spaces. Where this is not possible, vandal-resistant wide-angle

surveillance mirrors may be provided.

4-3B. BUILDING ENTRANCES AND LOBBIES.

- a. Reserved.
- b. Lobbies. Entrances vestibules may be provided where justified for security reasons. Where provided, the interior of new entrance vestibules should be visible from the outer entrance. Multi-family building vestibules should be glazed with tempered glass to provide visibility. Single unit vestibules should have a door with a vision panel or equivalent safety glazing for this purpose.
- c. Security. New building entrances may be designed to control the entrance of unauthorized persons, as well as create an environment that deters crime and vandalism.
 - (1) Security Systems. Where necessary, building entrances may have controlled key entry systems as determined in paragraph 10-7B(g) or any of the following surveillance systems:

- (a) Buzzer intercom systems;
 - (b) Telephone intercom systems;

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- (c) Audio surveillance of elevators by tenants;
 - (d) Tenant-monitored televisions on unused standard television channels; or
 - (e) Video surveillance of lobbies, elevators and adjacent play and parking areas.

Note: Before installation of new security systems, reasons for the failure of any previous systems should be reviewed. Tenant representatives should be involved in the review of previous, existing and new systems.

- (2) Consolidated Entrance. Buildings with more than one exit that can be consolidated into one central entrance/exit may be altered provided all relevant fire codes can be met.
 - (3) Visibility into Entrance Lobbies. Persons about to enter lobby or vestibule spaces should be able to see interior entrance spaces prior to entry, through door and window glazing or relevant surveillance systems. Required lighting should illuminate the exterior building entrance and the lobby. Elevator lobbies should be visible directly from the public entrance or by wall or ceiling mounted wide-angle

surveillance mirrors made of vandal-resistant materials.

4-4B. RESERVED.

4-5B. STAIRWAYS. When interior stairways are continually vandalized and are the location of crime, the following may be implemented:

- a. Increase glazing and visibility on enclosure walls and walls facing public areas;
- b. If the stairway is used only for emergency exit, install self-locking stair hall doors to prevent reentry from stair; or
- c. Replace interior stair with exterior stair for increased visibility and surveillance.