

AGENDA # _____

CITY OF MADISON, WISCONSIN

A 2ND SUBSTITUTE ORDINANCE _____

creating Sections 27.05(2)(h)10., 11., 12. and (2)(z) of the Madison General Ordinances to require locks on exterior doors of certain residential buildings.

PRESENTED September 7, 2004
REFERRED Housing Comm.; Building Inspection; BFCLA
REREFERRED Housing Comm.; Building Inspection; BFCLA (10/19/04)
REPORTED BACK 10/19/04

Drafted by: Steven C. Brist
Assistant City Attorney

Date: November 16, 2004

Fiscal Note: No expenditure required.

SPONSORS: Aids. Verveer and Olson

ADOPTED _____ POF _____
RULES SUSPENDED _____
PUBLIC HEARING _____

* * * * *
MAYOR SIGNED _____
PUBLISHED _____

APPROVAL OF FISCAL NOTE IS NEEDED
BY THE COMPTROLLER'S OFFICE
Approved By

Comptroller's Office

* * * * *
2ND SUBST. ORD. NUMBER _____
ID NUMBER 36696

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

1. 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 created to read as follows:

"10. One hundred and eighty (180) days from the effective date of this amendment all exterior doors into all residential buildings containing two 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 Inspection Unit determines such a device is necessary to provide adequate security against illegal entry.
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."

2. Paragraph 11. of Subdivision (h) of Subsection (2) of Section 27.05 entitled "Safe and Sanitary Maintenance of Property" of the Madison General Ordinances is created to read as follows:

Approved as to form:

/s/
Michael P. May, City Attorney

"11. One hundred eighty (180) days from the effective day of this amendment all common area interior doors leading to common area basements shall be equipped with a positive action guarded latch lock and with an approved self closing device.

3. Paragraph 12. of Subdivision (h) of Subsection (2) of Section 27.05 entitled "Safe and Sanitary Maintenance of Property" of the Madison General Ordinances is created to read as follows:

"12. One hundred eighty (180) days from the effective day of this amendment all doors leading to shared laundries and storage areas located in basements shall be equipped with a positive action guarded latch lock and with an approved self closing device."

4. Subdivision (z) of Subsection (2) of Section 27.05 entitled "Safe and Sanitary Maintenance of Property" of the Madison General Ordinances is created to read as follows:

"(z) One hundred eighty (180) days from the effective date of this amendment all residential buildings containing two or more dwelling units and/or lodging rooms where the main entrance door for the dwelling units and lodging rooms are accessed from a common area, shall be equipped with doorbells, intercoms or an effective buzzer system capable of alerting the occupants of specific dwelling units of requests for access to the building that pertain to their individual units."