When choosing door hardware solutions, you must consider multiple factors, including code requirements, door type, aesthetic appeal, individuals using the opening, assets behind a door, safety and any other security specifications of the building. And because there are so many types of openings, each type must be considered individually. Securing a common area, for example, varies from a maintenance or storage room. Likewise, tenant spaces should be treated differently than perimeter openings. Selecting the right door hardware for a multifamily property is a delicate balance between form and function...design and durability...and budget and beauty.

Specifying door hardware for a multifamily property

Door hardware comprises only a small part of a multifamily building, yet it has a significant impact on design, functionality and the overall reputation of your property.

Electronic vs. mechanical solutions

Like many other building types, the multifamily environment is often served by a combination of mechanical and electronic solutions.

- Electronic locks, readers and credentials provide enhanced security levels that let you set access rights by person, location and even time of day. Together, they offer more functionality, greater accountability and unparalleled user convenience.

- Mechanical locks with interchangeable cores can be rekeyed without disassembly. Given the complex mix of people and property within a multifamily property, owners should also evaluate a patented key system like the Schlage® Everest 29™ to help reduce risk, limit exposure and ensure the integrity of every opening.
Types of openings
Options to consider in a multifamily facility include:

1 Main entrances:
   - A single credential to provide access to multiple openings.
   - If the main entrance is along an egress path from an assembly occupancy, such as a meeting room or hall, an exit device may be required.
   - Accessibility/ADA requirements.

2 Tenant entrances:
   - Residential locks that suite with the door hardware at the main entrances.
   - Smart or proximity key fobs with iButton for ease of maintenance and tenant turnover.

3 Stairwells and emergency exits
   - Doors and hardware that meet fire and life safety requirements.
   - Solutions that balance access control and emergency egress.

4 Media rooms and common areas:
   - Electronic solutions that provide higher level of access control and easy credential management when tenants move in and out.
   - If the room is along an egress path from an assembly occupancy, such as a meeting room or hall, an exit device may be required.

5 Conference centers and business offices
   - Patented key system that provides highest level of mechanical security.
   - Electronic solutions that provide access to multiple openings and an audit trail of users.
Remember, products only achieve their full potential when the rights ones are chosen for the job. Allegion's team of security and safety consultants ensure you have the right product specified for each of your openings.

The right solution for each opening
To help identify the door solution that best fits the opening, consider:

- Type of opening
- Type of door (glass, wood, fire-rated or sound-proof)
- Access control needs
- Code requirements
- Design and budgetary goals

Contact us at 877-929-4350 to get connected with a specification consultant in your area.

About Allegion
Allegion (NYSE: ALLE) creates peace of mind by pioneering safety and security. As a $2 billion provider of security solutions for homes and businesses, Allegion employs more than 8,000 people and sells products in more than 120 countries across the world. Allegion comprises 27 global brands, including strategic brands CISA®, Interflex®, LCN®, Schlage® and Von Duprin®. For more, visit www.allegion.com.