



R W Building Consultants, Inc.

Consulting and Engineering Services for the Building Industry

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Florida Board of Professional Engineers Registry License No. 9813

Product Evaluation Report

Report No.: FL-26345.5

Date: June 19, 2025

Product Category	Sub Category	Manufacturer	Product Name
Exterior Doors	Exterior Door Components	Latch, Inc. 450 W 33rd Street New York, NY Ph. (585) 734-8680	"M3" SERIES Electronic Smart Lock in a Steel Wood Edge Door Inswing / Outswing - "Impact"

Scope: Product Evaluation report issued by R W Building Consultants, Inc. & Lyndon F. Schmidt, P.E. (System ID # 1998) for Latchable, Inc., based on Rule Chapter No. 61G20-3, Method 1D of the State of Florida Product Approval, Dept. of Business & Professional Regulation.

RW Building Consultants and Lyndon F. Schmidt, P.E. do not have nor will acquire financial interest in the company manufacturing or distributing the product or in any other entity involved in the approval process of the product named herein.

Limitations:

- This product has been evaluated and is in compliance with the 8th Edition (2023) Florida Building Code (FBC) structural requirements including the "High Velocity Hurricane Zone" (HVHZ).
- When used in the "HVHZ", this product complies with Section 1626 of the Florida Building Code and does not require an impact resistant covering.
- When used in areas outside the "HVHZ" requiring wind borne debris protection, this product complies with FBC Sections 1609.1.2 & R301.2.1.2 and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E1996 and FBC Sections 1609.1.2.2 & R301.2.1.2.1.
- This product has been tested in the door panels as specified in this approval. Substitution into a similar product may be approved for use by the local Authority Having Jurisdiction. In all cases, the steel door used must possess a comparable current Florida Statewide product approval. The door panel size and design pressure (DP) rating shall not exceed the sizes and DP ratings shown in this approval or the side hinged swing door approval being used.
- Site conditions that deviate from the details of drawing FL-26345.5 require further engineering analysis by a licensed engineer or registered architect.
- Refer to the separate Florida Product Approval for the swing door used in conjunction with this component approval to determine the ability of the system to meet the water infiltration requirements for the "HVHZ".
- All steel shall be protected as specified in Section 2222.6 of the FBC.
- See drawing FL-26345.5 for size and design pressure limitations.

Supporting Documents:

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| 1. Test Report No.
TEL 07602003

TEL 07602004 | Test Standard
ASTM E330-02,
ASTM E1886-05/E1996-06
TAS 201, 202 & 203-94 | Testing Laboratory
Testing Evaluation Laboratory

Testing Evaluation Laboratory | Signed by
V. K. Wright

William Shelton, P.E. |
| 2. Drawing No.
No. FL-26345.5 | Prepared by
RW Building Consultants, Inc. (#9813) | | Signed & Sealed by
Lyndon F. Schmidt, P.E. |
| 3. Quality Assurance
Certificate of Participation issued by Intertek Testing Services NA, Inc., certifying that Latch, Inc. is manufacturing products within a quality assurance program that complies with ISO/IEC 17020 and Guide 53. | | | |

Digitally signed by
Lyndon F Schmidt
Date: 2025.06.20
12:34:18 -04'00'

LYNDON F. SCHMIDT, State of Florida, Professional Engineer, License No. 43409
This item has been digitally signed and sealed by L. F. Schmidt on 6-20-25.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
THIS PRODUCT APPROVAL IS VALID ONLY FOR THE STATE OF FLORIDA