

TITLE: COOKING APPLIANCE
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: Cooking range: An electric or gas stove with several burners and one or more connected ovens.
Cooktop: Usually a standalone device that may be built into a counter and has one or more electric or gas burners.
Oven: A thermally insulated chamber used for cooking, heating, and baking food.

PURPOSE: A device to cook or bake food in a controlled manner, allowing user to control the flame or heat in specific area.

NAME VARIANTS: Stove; Oven; Range; Cooktop; Microwave; Hot plate

COMMON MATERIALS: Metal; Plastic; Glass; Stainless steel; Cast iron; Aluminum; Electronics

COMMON COMPONENTS: Electrical or gas oven; Stove; Baking or burner elements; Grates; Racks; Knobs; Ignition system; Convection fan; Door hinges; Seal; Handles; Lights and light fixture in oven; Drip pan; Glass

LOCATION:

<input checked="" type="checkbox"/>	Unit	Kitchen
<input checked="" type="checkbox"/>	Inside	Kitchen
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: Cooking range, cooktop, or oven is not producing heat or regulating heat temperature
LOCATION: Unit Inside

DEFICIENCY 2: Cooking range, cooktop, or oven components are missing
LOCATION: Unit Inside

DEFICIENCY 3: Primary cooking appliance is missing
LOCATION: Unit Inside

DEFICIENCY I — UNIT: COOKING RANGE, COOKTOP, OR OVEN IS NOT PRODUCING HEAT OR REGULATING HEAT TEMPERATURE

DEFICIENCY CRITERIA: 50% of the burners on the cooking range or cooktop is not producing heat.

AND / OR

50% of the burners on the cooking range or cooktop is not regulating heat temperature.

AND / OR

The oven is not producing heat.

AND / OR

The oven is not regulating heat temperature.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If cooking range, cooktop, or oven is not producing heat or igniting, and there is a gas burner on, then gas may be released into the environment, resulting in a fire hazard.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cooking range, cooktop, or oven is not producing heat, then resident is unable to use an appliance that is expected to be include in their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If cooking range, cooktop, or oven is not producing or regulating heat, then it is likely the resident will report this defect and its presence may indicate that maintenance is not addressing complaint-based work orders.

INSPECTION PROCESS:

- OBSERVATION: - Look at the cooking range or cooktop and ensure that there is nothing on top of the stove.
- Look and make sure the oven doesn't contain any items that can be damaged by heat.
- REQUEST FOR HELP: - None
- ACTION: - Cooking range:
- Turn on the cooking range.
- Wave hand over cooking range to feel for heat.
- If a gas cooking range, observe flame.
- If the cooking range is electric, place hand above burners to feel for heat.
- Cooktop:
- Turn on the cooktop.
- Wave hand over cooking range to feel for heat.
- If the cooktop is electric, place hand above burners to feel for heat.
- Oven:
- Turn on the oven.
- Open oven door and feel for heat.
- For both gas and electric cooking ranges, open oven door and place hand just outside the opening to feel for heat.
- More Information: - Inspector may attempt to light the pilot light if it is out; however, this is not required.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
-

DEFICIENCY I — INSIDE: COOKING RANGE, COOKTOP, OR OVEN IS NOT PRODUCING HEAT OR REGULATING HEAT TEMPERATURE

DEFICIENCY CRITERIA: 50% of the burners on the cooking range or cooktop is not producing heat.

AND / OR

50% of the burners on the cooking range or cooktop is not regulating heat temperature.

AND / OR

The oven is not producing heat.

AND / OR

The oven is not regulating heat temperature.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If cooking range, cooktop, or oven is not producing heat or igniting, and there is a gas burner on, then gas may be released into the environment, resulting in a fire hazard.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cooking range, cooktop, or oven is not producing heat, then resident is unable to use an appliance that is expected to be include in their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If cooking range, cooktop, or oven is not producing or regulating heat, then it is likely the resident will report this defect and its presence may indicate that maintenance is not addressing complaint-based work orders.

INSPECTION PROCESS:

- OBSERVATION: - Look at the cooking range or cooktop and ensure that there is nothing on top of the stove.
- Look and make sure the oven doesn't contain any items that can be damaged by heat.
- REQUEST FOR HELP: - None
- ACTION: - Cooking range:
- Turn on the cooking range.
- Wave hand over cooking range to feel for heat.
- If a gas cooking range, observe flame.
- If the cooking range is electric, place hand above burners to feel for heat.
- Cooktop:
- Turn on the cooktop.
- Wave hand over cooking range to feel for heat.
- If the cooktop is electric, place hand above burners to feel for heat.
- Oven:
- Turn on the oven.
- Open oven door and feel for heat.
- For both gas and electric cooking ranges, open oven door and place hand just outside the opening to feel for heat.
- More Information: - Inspector may attempt to light the pilot light if it is out; however, this is not required.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
-

DEFICIENCY 2 — UNIT: COOKING RANGE, COOKTOP, OR OVEN COMPONENTS ARE MISSING

DEFICIENCY CRITERIA: Burner grate, oven rack, oven door, oven handle, or seal is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: N/A — F&O N/A — Function and operability
CORRECTION TIMEFRAME: N/A To be remedied according to property maintenance plan.
HCV — CORRECTION TIMEFRAME: N/A To be remedied according to property maintenance plan.

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cooking range, cooktop, or oven components are missing, then resident may be unable to fully use an appliance that is expected to be included in their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If components are missing, then it is likely the resident will report this defect and its presence may indicate that maintenance is not addressing complaint-based work orders.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the cooking range to determine the oven has at least one rack and a door.
 - Verify the stove has all burners grates, and grates (where applicable).
 - Make sure the oven door has a seal.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight

DEFICIENCY 2 — INSIDE: COOKING RANGE, COOKTOP, OR OVEN COMPONENTS ARE MISSING

DEFICIENCY CRITERIA: Burner grate, oven rack, oven door, oven handle, or seal is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: N/A — F&O N/A — Function and operability
CORRECTION TIMEFRAME: N/A To be remedied according to property maintenance plan.
HCV — CORRECTION TIMEFRAME: N/A To be remedied according to property maintenance plan.

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cooking range, cooktop, or oven components are missing, then resident may be unable to fully use an appliance that is expected to be included in their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If components are missing, then it is likely the resident will report this defect and its presence may indicate that maintenance is not addressing complaint-based work orders.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the cooking range to determine the oven has at least one rack and a door.
 - Verify the stove has all burners grates, and grates (where applicable).
 - Make sure the oven door has a seal.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight

DEFICIENCY 3 — UNIT: PRIMARY COOKING APPLIANCE IS MISSING

DEFICIENCY CRITERIA: Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If primary cooking appliance is missing, then resident may be unable to cook food in a sanitary manner.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If primary cooking appliance is missing, then resident cannot utilize an appliance that is expected to be include in their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If primary cooking appliance is missing, then it is likely the resident will report this defect and its presence may indicate that maintenance is not addressing complaint-based work orders.

INSPECTION PROCESS:

- OBSERVATION: - Look to see if cooking range or cooktop is present.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - A microwave can be considered if it is the primary cooking device.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY 3 — INSIDE: PRIMARY COOKING APPLIANCE IS MISSING

DEFICIENCY CRITERIA: Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If primary cooking appliance is missing, then resident may be unable to cook food in a sanitary manner.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If primary cooking appliance is missing, then resident cannot utilize an appliance that is expected to be include in their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If primary cooking appliance is missing, then it is likely the resident will report this defect and its presence may indicate that maintenance is not addressing complaint-based work orders.

INSPECTION PROCESS:

OBSERVATION: - Look to see if cooking range or cooktop is present.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - A microwave can be considered if it is the primary cooking device.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: COOKING APPLIANCE
VERSION: VI.3
DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Title	Revised title	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "N/A — F&O" determination; added standardized description		

Correction Timeframe	Field added; response input as "N/A" and noted to be remedied according to property maintenance plan		
HCV – Correction Timeframe	Field added; response input as "N/A" and noted to be remedied according to property maintenance plan		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 3	Added by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-27
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-27