

**TITLE:** DOOR — FIRE  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

**DEFINITION:** A door with a fire-resistant rating (i.e., the time within which materials or assemblies have withstood fire exposure).

**PURPOSE:** Used as part of a passive fire protection system to reduce the spread of fire and smoke between separate compartments of a structure and to enable safe egress from a building or structure.

**NAME VARIANTS:** Emergency door

**COMMON MATERIALS:** Metal; Wood; Glass; Composite

**COMMON COMPONENTS:** Door; Frame; Fire or smoke seals; Gaskets; Weather stripping; Hinges; Handles; Latching mechanism; Automatic closing devices; Vision panels

**LOCATION:**

<input checked="" type="checkbox"/>	Unit	Front, rear and side entry door, utility closet doors, garage or building door
<input checked="" type="checkbox"/>	Inside	Entrances, common areas, hallways, stairwells, exits, garage or building door
<input checked="" type="checkbox"/>	Outside	Building exterior doors, exterior garage door, exterior storage room doors, exterior utility room doors

**MORE INFORMATION:** Related standards include “Exit Sign” and “Door — Entry”

**DEFICIENCY 1:** Door does not open, close, or latch

**LOCATION:**  Unit       Inside       Outside

**DEFICIENCY 2:** Door does not self-close and latch

**LOCATION:**  Unit       Inside       Outside

**DEFICIENCY 3:** Door surface is damaged

**LOCATION:**  Unit       Inside       Outside

**DEFICIENCY 4:** Door seal or gasket is damaged or missing

**LOCATION:**  Unit       Inside       Outside

DEFICIENCY I — UNIT: DOOR DOES NOT OPEN, CLOSE, OR LATCH

DEFICIENCY CRITERIA: Door does not open.

AND / OR

Door does not close.

OR

Door components (i.e. hinges, locks, or latches) are missing (i.e. evidence of prior installation, but now not present or is incomplete).

OR

Door components are inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If fire door does not open, close, or latch, and there is an emergency, then the health of the resident may be in jeopardy.
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door does not open, close, or latch, and there is an emergency, then the safety of the resident may be in jeopardy.
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 fire door does not open, close, or latch, then the resident may not be able to utilize a feature that is expected to be maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities	If fire door does not open, close, or latch, then it reasonable to expect the resident will report this defect and its presence

			management to prioritize a work order response to fix that deficiency.	may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If fire door does not open, close, or latch, then it may indicate that routine maintenance activities are not being addressed.

**INSPECTION PROCESS:**

- OBSERVATION:** Look to ensure that this is properly rated fire door:
- Look for the fire door label or plug on the edge of the door slab between the middle and top hinge.
  - Look for the label or plug on the top and hinge side of the jamb or frame.
- REQUEST FOR HELP:** - None
- ACTION:**
- Open the door to at least 90 degrees.
  - Close the door completely until latch engages.
  - Push door in an attempt to open the door without engaging the latch (via doorknob, handle, or bar).
- More Information:** - None

**TOOLS OR EQUIPMENT:**

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

**DEFICIENCY I — INSIDE: DOOR DOES NOT OPEN, CLOSE, OR LATCH**

**DEFICIENCY CRITERIA:** Door does not open.

AND / OR

Door does not close.

OR

Door components (i.e. hinges, locks, or latches) are missing (i.e. evidence of prior installation, but now not present or is incomplete).

OR

Door components are inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

**HEALTH AND SAFETY DETERMINATION:** Severe Non-Life-Threatening      This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

**CORRECTION TIMEFRAME:** 24 hours

**HCV — CORRECTION TIMEFRAME:** 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If fire door does not open, close, or latch, and there is an emergency, then the health of the resident may be in jeopardy.
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door does not open, close, or latch, and there is an emergency, then the safety of the resident may be in jeopardy.
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 fire door does not open, close, or latch, then the resident may not be able to utilize a feature that is expected to be maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities	If fire door does not open, close, or latch, then it reasonable to expect the resident will report this defect and its presence

			management to prioritize a work order response to fix that deficiency.	may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If fire door does not open, close, or latch, then it may indicate that routine maintenance activities are not being addressed.

**INSPECTION PROCESS:**

- OBSERVATION:** Look to ensure that this is properly rated fire door:
- Look for the fire door label or plug on the edge of the door slab between the middle and top hinge.
  - Look for the label or plug on the top and hinge side of the jamb or frame.
- REQUEST FOR HELP:** - None
- ACTION:**
- Open the door to at least 90 degrees.
  - Close the door completely until latch engages.
  - Push door in an attempt to open the door without engaging the latch (via doorknob, handle, or bar).
- More Information:** - None

**TOOLS OR EQUIPMENT:**

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

DEFICIENCY I — OUTSIDE: DOOR DOES NOT OPEN, CLOSE, OR LATCH

DEFICIENCY CRITERIA: Door does not open.

AND / OR

Door does not close.

OR

Door components (i.e. hinges, locks, or latches) are missing (i.e. evidence of prior installation, but now not present or is incomplete).

OR

Door components are inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door does not open, close, or latch, and there is an emergency, then the safety of the resident may be in jeopardy.
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 fire door does not open, close, or latch, then the resident may not be able to utilize a feature that is expected to be maintained as part of their rent.
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			management to prioritize a work order response to fix that deficiency.	may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If fire door does not open, close, or latch, then it may indicate that routine maintenance activities are not being addressed.

**INSPECTION PROCESS:**

- OBSERVATION:** Look to ensure that this is properly rated fire door:
- Look for the fire door label or plug on the edge of the door slab between the middle and top hinge.
  - Look for the label or plug on the top and hinge side of the jamb or frame.
- REQUEST FOR HELP:** - None
- ACTION:**
- Open the door to at least 90 degrees.
  - Close the door completely until latch engages.
  - Push door in an attempt to open the door without engaging the latch (via doorknob, handle, or bar).
- More Information:** - None

**TOOLS OR EQUIPMENT:**

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

**DEFICIENCY 2 — UNIT: DOOR DOES NOT SELF-CLOSE AND LATCH**

**DEFICIENCY CRITERIA:** Door with self-closing mechanism does not self-close and latch.

**HEALTH AND SAFETY DETERMINATION:** Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

**CORRECTION TIMEFRAME:** 24 hours

**HCV — CORRECTION TIMEFRAME:** 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If fire door does not self-close and latch, and there is a fire, then resident's health may be in jeopardy due to spreading flames or smoke inhalation.
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door does not self-close and latch, and there is a fire, then resident may be injured by spreading flames.
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 fire door does not self-close and latch, then resident may not be able to fully utilize a feature that is expected to be maintained as part of 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 fire door does not self-close and latch, it is likely resident will report this deficiency and that its present may indicate complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If fire door does not self-close and latch, it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look to see if the door has self-closing mechanisms (e.g. spring-loaded hinges or a pneumatic closer).

**REQUEST FOR HELP:** - None

**ACTION:**

- Open the door fully and test release mechanism.
- Wait for the door to close and latch.
- Once the door has closed, attempt to open the door without engaging the latch to ensure the door is closed and latched.



More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

**DEFICIENCY 2 — INSIDE: DOOR DOES NOT SELF-CLOSE AND LATCH**

**DEFICIENCY CRITERIA:** Door with self-closing mechanism does not self-close and latch.

**HEALTH AND SAFETY DETERMINATION:** Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

**CORRECTION TIMEFRAME:** 24 hours

**HCV — CORRECTION TIMEFRAME:** 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If fire door does not self-close and latch, and there is a fire, then resident's health may be in jeopardy due to spreading flames or smoke inhalation.
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door does not self-close and latch, and there is a fire, then resident may be injured by spreading flames.
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 fire door does not self-close and latch, then resident may not be able to fully utilize a feature that is expected to be maintained as part of 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 fire door does not self-close and latch, it is likely resident will report this deficiency and that its present may indicate complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If fire door does not self-close and latch, it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look to see if the door has self-closing mechanisms (e.g. spring-loaded hinges or a pneumatic closer).

**REQUEST FOR HELP:** - None

**ACTION:**

- Open the door fully and test release mechanism.
- Wait for the door to close and latch.
- Once the door has closed, attempt to open the door without engaging the latch to ensure the door is closed and latched.

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 2 — OUTSIDE: DOOR DOES NOT SELF-CLOSE AND LATCH**

**DEFICIENCY CRITERIA:** Door with self-closing mechanism does not self-close and latch.

**HEALTH AND SAFETY DETERMINATION:** Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

**CORRECTION TIMEFRAME:** 24 hours

**HCV — CORRECTION TIMEFRAME:** 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If fire door does not self-close and latch, and there is a fire, then resident's health may be in jeopardy due to spreading flames or smoke inhalation.
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door does not self-close and latch, and there is a fire, then resident may be injured by spreading flames.
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 fire door does not self-close and latch, then resident may not be able to fully utilize a feature that is expected to be maintained as part of 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 fire door does not self-close and latch, it is likely resident will report this deficiency and that its present may indicate complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If fire door does not self-close and latch, it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look to see if the door has self-closing mechanisms (e.g. spring-loaded hinges or a pneumatic closer).

**REQUEST FOR HELP:** - None

**ACTION:**

- Open the door fully and test release mechanism.
- Wait for the door to close and latch.
- Once the door has closed, attempt to open the door without engaging the latch to ensure the door is closed and latched.

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 3 — UNIT: DOOR SURFACE IS DAMAGED**

**DEFICIENCY CRITERIA:** There is a hole of any size present.

OR

25% of the door surface has rust that affects the integrity of the door.

OR

There is broken or missing glass.

**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
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If fire door surface is damaged, and there is an emergency (e.g. fire), then the resident may be in danger fire and smoke exposure.
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door surface is damaged, and there is an emergency (e.g. fire), then the resident's safety may be in jeopardy.
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 a fire door surface is damaged, then it is likely a resident will report this defect to management and may indicate that management is not responding to complaint-based work orders.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If a fire door surface is damaged, then it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at surface of door for any holes or damage such as cracks, rust, or broken glass.

**REQUEST FOR HELP:** - None

**ACTION:** - If present, measure rust and determine the percentage of the overall door surface that is impacted.

**More Information:** - None

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**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - Flashlight

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DEFICIENCY 3 — INSIDE: DOOR SURFACE IS DAMAGED

DEFICIENCY CRITERIA: There is a hole of any size present.

OR

25% of the door surface has rust that affects the integrity of the door.

OR

There is broken or missing glass.

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
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If fire door surface is damaged, and there is an emergency (e.g. fire), then the resident may be in danger fire and smoke exposure.
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door surface is damaged, and there is an emergency (e.g. fire), then the resident's safety may be in jeopardy.
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 a fire door surface is damaged, then it is likely a resident will report this defect to management and may indicate that management is not responding to complaint-based work orders.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If a fire door surface is damaged, then it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.

INSPECTION PROCESS:

OBSERVATION: - Look at surface of door for any holes or damage such as cracks, rust, or broken glass.

REQUEST FOR HELP: - None



**ACTION:** - If present, measure rust and determine the percentage of the overall door surface that is impacted.

**More Information:** - None

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**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - Flashlight

DEFICIENCY 3 — OUTSIDE: DOOR SURFACE IS DAMAGED

DEFICIENCY CRITERIA: There is a hole of any size present.

OR

25% of the door surface has rust that affects the integrity of the door.

OR

There is broken or missing glass.

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
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If fire door surface is damaged, and there is an emergency (e.g. fire), then the resident may be in danger fire and smoke exposure.
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire door surface is damaged, and there is an emergency (e.g. fire), then the resident's safety may be in jeopardy.
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 a fire door surface is damaged, then it is likely a resident will report this defect to management and may indicate that management is not responding to complaint-based work orders.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If a fire door surface is damaged, then it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.

INSPECTION PROCESS:

OBSERVATION: - Look at surface of door for any holes or damage such as cracks, rust, or broken glass.

REQUEST FOR HELP: - None

**ACTION:** - If present, measure rust and determine the percentage of the overall door surface that is impacted.

**More Information:** - None

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**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - Flashlight

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**DEFICIENCY 4 — UNIT: DOOR SEAL OR GASKET IS DAMAGED OR MISSING**

**DEFICIENCY CRITERIA:** Door seal or gasket is damaged (i.e. visibly defective; impacts functionality).

OR

Door seal or gasket is missing (i.e. evidence of prior installation, but now not present or is incomplete).

**HEALTH AND SAFETY DETERMINATION:** Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

**CORRECTION TIMEFRAME:** 24 hours

**HCV — CORRECTION TIMEFRAME:** 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If door seal or gasket is damaged or missing, and there is an emergency (e.g. fire), then the resident may be in danger of fire and smoke exposure.
R2	Safety	Indirect	Resident could be injured because of this condition.	If door seal or gasket is damaged or missing, and there is an emergency (e.g. fire), then the resident's safety may be in jeopardy.
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 door seal or gasket is damaged or missing, then the resident cannot use a feature that is reasonably expected to be maintained as part of 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 door seal or gasket is damaged or missing, then it is likely a resident will report this defect to management and may indicate that management is not responding to complaint-based work orders.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If door seal or gasket is damaged or missing, then it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for the fire door label or plug on the edge of the door slab between the middle and top hinge or on the top edge.
  - Look for the label or plug on the top and hinge side of the jamb.
  - Close the fire door, step back, and look for a gap around the door.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror
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**DEFICIENCY 4 — INSIDE: DOOR SEAL OR GASKET IS DAMAGED OR MISSING**

**DEFICIENCY CRITERIA:** Door seal or gasket is damaged (i.e. visibly defective; impacts functionality).

OR

Door seal or gasket is missing (i.e. evidence of prior installation, but now not present or is incomplete).

**HEALTH AND SAFETY DETERMINATION:** Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

**CORRECTION TIMEFRAME:** 24 hours

**HCV — CORRECTION TIMEFRAME:** 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If door seal or gasket is damaged or missing, and there is an emergency (e.g. fire), then the resident may be in danger of fire and smoke exposure.
R2	Safety	Indirect	Resident could be injured because of this condition.	If door seal or gasket is damaged or missing, and there is an emergency (e.g. fire), then the resident's safety may be in jeopardy.
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 door seal or gasket is damaged or missing, then the resident cannot use a feature that is reasonably expected to be maintained as part of their rent.
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M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If door seal or gasket is damaged or missing, then it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for the fire door label or plug on the edge of the door slab between the middle and top hinge or on the top edge.
  - Look for the label or plug on the top and hinge side of the jamb.
  - Close the fire door, step back, and look for a gap around the door.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror
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DEFICIENCY 4 — OUTSIDE: DOOR SEAL OR GASKET IS DAMAGED OR MISSING

DEFICIENCY CRITERIA: Door seal or gasket is damaged (i.e. visibly defective; impacts functionality).

OR

Door seal or gasket is missing (i.e. evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

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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 door seal or gasket is damaged or missing, then the resident cannot use a feature that is reasonably expected to be maintained as part of their rent.
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**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for the fire door label or plug on the edge of the door slab between the middle and top hinge or on the top edge.
  - Look for the label or plug on the top and hinge side of the jamb.
  - Close the fire door, step back, and look for a gap around the door.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror
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**SUMMARY OF CHANGES**

**TITLE:** DOOR — FIRE  
**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
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
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
<b>Deficiency 1</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “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		
<b>Deficiency 2</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		

Health and Safety Determination	Revised to “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “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		
<b>Deficiency 3</b>	<b>Separated by inspectable locations – Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 4</b>	<b>Separated by inspectable locations – Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “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		



## NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE