

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

DEFINITION: Panel that provides an opening in a building or room and provides separation (i.e., closes an opening).
PURPOSE: Provides privacy, manages the physical atmosphere inside a room (e.g., heating and cooling), and may prevent the spread of fire or smoke.
NAME VARIANTS: Sliding door; Entrance; Entry; Egress; Exit
COMMON MATERIALS: Wood; Steel; Fiberglass; Vinyl; Composite; Glass
COMMON COMPONENTS: Frame; Sill; Jamb; Handle; Door sweep; Lock set; Threshold; Hinge; Casing
LOCATION:
 Unit Hallways, stairwells, laundry rooms, bedrooms, bathrooms, living rooms, dining rooms
 Inside Hallways, stairwells, laundry rooms, community rooms, bathrooms, living rooms, dining rooms
 Outside None
MORE INFORMATION: Bedrooms are not required to have doors; tenant preference.

DEFICIENCY 1: Door does not open, close, latch, or lock
LOCATION: Unit Inside

DEFICIENCY 2: Any size hole or crack that penetrates the door into the adjacent room
LOCATION: Unit Inside

DEFICIENCY 3: Damage to the door, door frame, or case that directly impacts privacy or structural integrity
LOCATION: Unit Inside

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

DEFICIENCY CRITERIA: Door does not open.

AND / OR

Door does not close in frame.

OR

Door components (i.e., hinges, locks, or latches) are missing or inoperable.

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	Direct	Resident could be injured because of this condition.	If door does not open, close, latch, or lock, then resident's egress may be blocked.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If door does not open, close, latch, or lock, then the resident's supplemental security may be impacted.
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If door does not open, close, latch, or lock, then resident's privacy could be limited.
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 does not open, close, latch, or lock, then resident cannot fully utilize a feature of their home 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 door does not open, close, latch, or lock, then resident will likely report this defect and its presence 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	If door does not open, close, latch, or lock, then it should be identified during daily maintenance activities and the presence

			management would prioritize work orders to fix this deficiency.	of this defect may indicate self-generated work orders are not be addressed.
M6	Structural	Indirect	This condition indicates potential structural failure of the building or a load-bearing component.	If door does not open, close, latch, or lock, then it may indicate a structural issue (e.g. foundational settling).

INSPECTION PROCESS:

- OBSERVATION:**
- Look at door.
 - Visually observe that door opens at least 90° and the opening of the door is at least 26 inches.
 - Visually observe that door seats in the frame.
 - Visually observe the presence of hinges, latches, or locks.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Engage the doorknob or handle and attempt to open the door.
 - Attempt to close the door.
 - If self-closure is present, allow door to self-close.
 - While in the closed position, pull the doorknob or handle to ensure that the door is latched.
 - Attempt to lock the door using the deadbolt or lock on the doorknob.
- More Information:**
- None

TOOLS OR EQUIPMENT:

- REQUIRED:**
- Distance measuring device
- USEFUL:**
- None

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

DEFICIENCY CRITERIA: Door does not open

AND / OR

Door does not close in frame.

OR

Door components (i.e., hinges, locks, or latches) are missing or inoperable.

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 - Attempt to lock the door using the deadbolt or lock on the doorknob.
- More Information:**
- None

TOOLS OR EQUIPMENT:

- REQUIRED:**
- Distance measuring device
- USEFUL:**
- None

DEFICIENCY 2 — UNIT: ANY SIZE HOLE OR CRACK THAT PENETRATES THE DOOR INTO THE ADJACENT ROOM

DEFICIENCY CRITERIA: A hole or crack of any size that penetrates through the door, frame, or a lite.

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
R4	Security	Indirect	Resident cannot control access to unit or property because of this condition.	If door has a hole, and there is an intruder, then the resident's supplemental security may be impacted.
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If door has a hole, then resident's privacy may be impacted.
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 has a hole, then resident will likely report this defect and its presence may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION:

- Inspect the surface of the door assembly, looking for any holes that penetrate through the door, frame, or a lite.
- After shining flashlight on identified hole, visually inspect the other side of the door to determine if the light is visible.

REQUEST FOR HELP: - None

ACTION: - Turn on flashlight and shine light on the hole from one side of the door.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Flashlight; Distance measuring device

USEFUL: - None

DEFICIENCY 2 — INSIDE: ANY SIZE HOLE OR CRACK THAT PENETRATES THE DOOR INTO THE ADJACENT ROOM

DEFICIENCY CRITERIA: A hole or crack of any size that penetrates through the door, frame, or a lite.

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- REQUEST FOR HELP:** - None
- ACTION:** - Turn on flashlight and shine light on the hole from one side of the door.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Flashlight; Distance measuring device
- USEFUL:** - None

DEFICIENCY 3 — UNIT: DAMAGE TO THE DOOR, DOOR FRAME, OR CASE THAT DIRECTLY IMPACTS PRIVACY OR STRUCTURAL INTEGRITY

DEFICIENCY CRITERIA: There is delamination or material separation of 2 inches or more on the door surface.

OR

A nonpenetrative hole with a diameter of 2 inches or greater is found.

OR

There is damage to the door, frame, or casing that impedes function or creates a hazard.

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.

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INSPECTION PROCESS:

OBSERVATION: - Visually inspect the surface of the door assembly, looking for surface damage (e.g. delamination, material separation, or a nonpenetrative hole).

REQUEST FOR HELP: - None

ACTION: - Inspect both sides of the door for delamination and / or deterioration.
 - If present, measure the affected area to determine if it meets criteria.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Flashlight; Inspection mirror; Distance measuring device

USEFUL: - None

DEFICIENCY 3 — INSIDE: DAMAGE TO THE DOOR, DOOR FRAME, OR CASE THAT DIRECTLY IMPACTS PRIVACY OR STRUCTURAL INTEGRITY

DEFICIENCY CRITERIA: There is delamination or material separation of 2 inches or more on the door surface.

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USEFUL: - None

SUMMARY OF CHANGES

TITLE: DOOR — GENERAL

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
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
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	Revised to “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	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		
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Tools or Equipment	Field added to deficiency; response revised		
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