

**TITLE:** EGRESS  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

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**DEFINITION:** A safe, continuous, and unobstructed path of travel from any point in the building, unit, or structure to the public way.  
**PURPOSE:** To get all occupants out of a building in a safe and expeditious manner during a fire or other emergency.  
**NAME VARIANTS:** Door; Window; Hallway; Escape ladder; Fire escape; Stairwell  
**COMMON MATERIALS:** Wood; Glass; Metal  
**COMMON COMPONENTS:** Door; Window; Escape ladder; Fire escape; Stairwell  
**LOCATION:**  Unit Hallway, stairwell, corridor  
 Inside Hallway, stairwell, corridor  
 Outside None  
**MORE INFORMATION:** Related standards: Door — Unit Entry; Door — General; Window; Stairs; Fire Escape; and Sidewalk, Walkway, and Ramp

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**DEFICIENCY 1:** Blocked egress on building 4 stories or more  
**LOCATION:**  Unit  Inside

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**DEFICIENCY 2:** Blocked egress on building 3 stories or less  
**LOCATION:**  Unit  Inside

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**DEFICIENCY I — UNIT:            BLOCKED EGRESS ON BUILDING 4 STORIES OR MORE**

**DEFICIENCY CRITERIA:**           Exit door is less than 32 inches, interior door is less than 26 inches, or interior pathway is less than 26 inches.

OR

There is not a minimum of two (2) means of egress from a building to the public way, if so designed, and one (1) primary means of egress from a unit to the exit access.

**HEALTH AND SAFETY DETERMINATION:**   Life-Threatening           This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

**CORRECTION TIMEFRAME:**           24 hours

**HCV — CORRECTION TIMEFRAME:**   24 hours

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If there is blockage in the egress, then the resident may experience psychological duress associated with inability to safely and expeditiously exit in the event of an emergency.
R2	Safety	Indirect	Resident could be injured because of this condition.	If there is a blocked egress, and there is an emergency, then the resident may be unable to safely and expeditiously exit.
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 egress is blocked, then the resident is unable to fully utilize exit door, which is expected to be maintained and operable 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 egress is blocked, then it is likely maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for a minimum of two (2) means of egress from a building to the public way, if so designed, and one (1) primary means of egress from a unit to the exit access.
  - Verify the exit discharge is clear and open to the public way.
  - Look for the following conditions on doors and windows that are considered a blocked means of egress to the exit access:
    - Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an Exit or any door along the Exit Access.
    - Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).

- When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.
- Any lock on moveable security bars for doors or windows, requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Resident's housekeeping, storage, or hoarding practices of placing items that block a primary means of egress.

REQUEST FOR HELP: - None

ACTION: - Measure the exit door.  
- Measure interior door.  
- Measure interior pathways.

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

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**DEFICIENCY I — INSIDE:           BLOCKED EGRESS ON BUILDING 4 STORIES OR MORE**

**DEFICIENCY CRITERIA:**           Exit door is less than 32 inches, interior door is less than 26 inches, or interior pathway is less than 26 inches.

OR

There is not a minimum of two (2) means of egress from a building to the public way, if so designed, and one (1) primary means of egress from a unit to the exit access.

**HEALTH AND SAFETY DETERMINATION:**   Life-Threatening           This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

**CORRECTION TIMEFRAME:**           24 hours

**HCV — CORRECTION TIMEFRAME:**   24 hours

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If there is blockage in the egress, then the resident may experience psychological duress associated with inability to safely and expeditiously exit in the event of an emergency.
R2	Safety	Indirect	Resident could be injured because of this condition.	If there is a blocked egress, and there is an emergency, then the resident may be unable to safely and expeditiously exit.
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 egress is blocked, then the resident is unable to fully utilize exit door, which is expected to be maintained and operable 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 egress is blocked, then it is likely maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for a minimum of two (2) means of egress from a building to the public way, if so designed, and one (1) primary means of egress from a unit to the exit access.
  - Verify the exit discharge is clear and open to the public way.
  - Look for the following conditions on doors and windows that are considered a blocked means of egress to the exit access:
    - Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an Exit or any door along the Exit Access.
    - Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).

- When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.
- Any lock on moveable security bars for doors or windows, requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Resident's housekeeping, storage, or hoarding practices of placing items that block a primary means of egress.

REQUEST FOR HELP: - None

ACTION: - Measure the exit door.  
- Measure interior door.  
- Measure interior pathways.

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

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DEFICIENCY 2 — UNIT:                    BLOCKED EGRESS ON BUILDING 3 STORIES OR LESS

DEFICIENCY CRITERIA:                   Exit door is less than 32 inches, interior door is less than 26 inches, or interior pathway is less than 26 inches.

OR

Unit does not have at least one (1) unblocked means of egress to the exit access and one (1) secondary means of egress in each sleeping room or at least one (1) sleeping room window does not measure at least of 24 inches high by 20 inches wide with a sill height above the floor of 44 inches or less.

HEALTH AND SAFETY DETERMINATION: Life-Threatening           This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME:               24 hours

HCV — CORRECTION TIMEFRAME:      24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	If there is blockage in the egress, then the resident may experience psychological duress associated with inability to safely and expeditiously exit in the event of an emergency.
R2	Safety	Indirect	Resident could be injured because of this condition.	If there is a blocked egress, and there is an emergency, then the resident may be unable to safely and expeditiously exit.
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 egress is blocked, then the resident is unable to fully utilize exit door, which is expected to be maintained and operable as part of their rent.
M1	Corrective Maintenance	Indirect	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 egress is blocked, then it is likely maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

INSPECTION PROCESS:

- OBSERVATION:
- Look for a minimum of one (1) primary means of egress from a unit to the public way and one (1) secondary means of egress at each sleeping room.
  - Look for a clear and unobstructed path from each sleeping room to the unit primary egress.
  - Verify the exit discharge is clear and open to the public way.
  - Look for the following conditions on doors and windows that are considered a blocked means of egress to the exit access:

- Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an Exit or any door along the Exit Access.
- Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).
- When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.
- Any lock on moveable security bars for doors or windows, requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Resident's housekeeping, storage, or hoarding practices of placing items that block a primary means of egress.

REQUEST FOR HELP: - None

ACTION: - Measure unit window.  
- Measure exit door.  
- Measure interior door.  
- Measure interior pathways.

More Information: - Child safety window guards that are normally found in apartment and public hallway windows to protect children 10 years of age or younger from falling to the outside of the building, are typically lightweight metal construction and can be dislodged with a reasonable degree of force when necessary and should not be considered as blocked egress unless they are improperly installed or constructed.  
- A hasp attached to moveable security bars is not a deficiency provided that the inspector can test the bars to evaluate proper operation.

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TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

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**DEFICIENCY 2 — INSIDE:           BLOCKED EGRESS ON BUILDING 3 STORIES OR LESS**

**DEFICIENCY CRITERIA:**           Exit door is less than 32 inches, interior door is less than 26 inches, or interior pathway is less than 26 inches.

OR

Inside does not have at least one (1) unblocked means of egress to the exit access.

**HEALTH AND SAFETY DETERMINATION:**   Life-Threatening           This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

**CORRECTION TIMEFRAME:**           24 hours

**HCV — CORRECTION TIMEFRAME:**   24 hours

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	If there is blockage in the egress, then the resident may experience psychological duress associated with inability to safely and expeditiously exit in the event of an emergency.
R2	Safety	Indirect	Resident could be injured because of this condition.	If there is a blocked egress, and there is an emergency, then the resident may be unable to safely and expeditiously exit.
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 egress is blocked, then the resident is unable to fully utilize exit door, which is expected to be maintained and operable as part of their rent.
M1	Corrective Maintenance	Indirect	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 egress is blocked, then it is likely maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Verify the exit discharge is clear and open to the public way.
  - Look for the following conditions on doors and windows that are considered a blocked means of egress to the exit access:
    - Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an Exit or any door along the Exit Access.
    - Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).
    - When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.



- Any lock on moveable security bars for doors or windows, requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Building housekeeping, storage, or hoarding practices of placing items that block a primary means of egress.

REQUEST FOR HELP: - None

ACTION: - Measure exit door.  
- Measure interior door.  
- Measure interior pathways.

More Information: - Child safety window guards that are normally found in apartment and public hallway windows to protect children 10 years of age or younger from falling to the outside of the building, are typically lightweight metal construction and can be dislodged with a reasonable degree of force when necessary and should not be considered as blocked egress unless they are improperly installed or constructed.  
- A hasp attached to moveable security bars is not a deficiency provided that the inspector can test the bars to evaluate proper operation.

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TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

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**SUMMARY OF CHANGES**

**TITLE:** EGRESS  
**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
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
<b>Deficiency 1</b>	<b>Separated by inspectable locations — Unit and Inside</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 “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		
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 and Inside</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 “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		

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>Removed deficiency</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 4</b>	<b>Removed deficiency</b>	<b>VI.3</b>	<b>2020-07-31</b>