

TITLE: ELEVATOR

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: A vertical transport vehicle, generally powered by electric motors that either drive traction cables and counterweight systems or pump hydraulic fluid to raise a cylindrical piston.

PURPOSE: Move people or things between a multi-story building's floors to their desired floor.

NAME VARIANTS: Lift; Freight elevator; Service elevator

COMMON MATERIALS: Metal; Plastic; Glass

COMMON COMPONENTS: Cab; Door; Handrail; Buttons; Security phones; Lighting; Emergency aid button; Casing; Transition strip; Security gate

LOCATION:

<input type="checkbox"/>	Unit	None
<input checked="" type="checkbox"/>	Inside	Hallway, building entrance or lobby, parking garage
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: Elevator is inoperable

LOCATION: Inside

DEFICIENCY 2: Elevator door does not fully open and close

LOCATION: Inside

DEFICIENCY 3: Elevator cab not level with floor

LOCATION: Inside

DEFICIENCY 4: Safety door or emergency phone is inoperable

LOCATION: Inside

DEFICIENCY I — INSIDE: ELEVATOR IS INOPERABLE

DEFICIENCY CRITERIA: Elevator is inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

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 elevator is inoperable, then the resident's accessibility and egress or ingress is reduced. If elevator is inoperable, then resident may be trapped inside elevator.
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 elevator is inoperable, then resident may be unable to use a feature that is expected to be provided and 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 elevator is inoperable, then the resident will likely report this deficiency 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 management would prioritize work orders to fix this deficiency.	If elevator is inoperable, then this will likely be identified through routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If elevator is inoperable, then capital costs may be required to repair the deficiency.

INSPECTION PROCESS:

OBSERVATION: - Look to see that each elevator responds to the call and arrives to the intended floor.
 - Look to make sure that the elevator cab is present.
 - Look for elevator certificate.

REQUEST FOR HELP: - If elevator certificate not present, ask the POA to be shown the elevator certificate.

ACTION: - Approach each elevator panel on the main floor of the building and push the control button.

- Verify the elevator certificate is not expired.

More Information:

- If the site has more than one elevator, then all elevators must be in working condition.
- If unit is located on the first floor and access to unit is available without the use of the elevator, then not considered a defect under this standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: ELEVATOR DOOR DOES NOT FULLY OPEN AND CLOSE

DEFICIENCY CRITERIA: Elevator door does not open at least 36 inches and does not close.

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 elevator door does not fully open and close, then the resident's accessibility and egress or ingress is reduced.
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 elevator door does not fully open and close, then resident may be unable to utilize a feature that is expected to be provided and 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 elevator door does not fully open and close, then the resident will likely report this deficiency 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 management would prioritize work orders to fix this deficiency.	If elevator door does not fully open and close, then this will likely be identified through routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If elevator door does not fully open or close, then elevator should be a part of preventative maintenance plan and may indicate that preventative maintenance activities are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look to ensure that the door opens fully.
 - Look to ensure that the door fully closes.
- REQUEST FOR HELP: - None
- ACTION: - Enter elevator on main level and select a floor above you as your destination.
 - Wait for elevator to arrive at the next level.

- Select the main floor as your destination and wait for the elevator doors to fully close.
- Measure opening of elevator door

More Information: - If the site has more than one elevator, then all elevators must be in working condition.
- If unit is located on the first floor and access to unit is available without the use of the elevator, then not considered a defect under this standard.

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 3 — INSIDE: ELEVATOR CAB NOT LEVEL WITH FLOOR

DEFICIENCY CRITERIA: There is more than a ¼ inch difference in level between the elevator cab and a building’s floor.

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 elevator cab is not level with the floor, then there is a trip hazard for the resident.
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 elevator cab is not level with the floor, then the resident will likely report this deficiency 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 management would prioritize work orders to fix this deficiency.	If elevator cab is not level with the floor, then this will likely be identified through routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If elevator cab is not level with the floor, then elevator should be a part of preventative maintenance plan and may indicate that preventative maintenance activities are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look to ensure that the elevator cab is level with the building’s floor.

REQUEST FOR HELP: - None

ACTION:

- Enter elevator on main level and select a floor above you as your destination.
- Wait for elevator to arrive at the next level and let the doors open.
- Measure the difference between the elevator cab and building floor.

More Information:

- If the site has more than one elevator, then all must be in working condition.
- If unit is located on the first floor and access to unit is available without the use of the elevator, then not considered a defect under this standard.

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 4 — INSIDE: SAFETY DOOR OR EMERGENCY PHONE IS INOPERABLE

DEFICIENCY CRITERIA: Safety door has malfunctioned or is inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

AND / OR

Emergency call system has malfunctioned or is inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

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 elevator safety device isn't functioning, then the resident may be injured by door closing.
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 elevator safety device isn't functioning, then resident may be unable to use a feature that is expected to be provided and 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 elevator safety device isn't functioning, then the resident will likely report this deficiency 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 management would prioritize work orders to fix this deficiency.	If elevator safety device isn't functioning, then this will likely be identified through routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If elevator safety device isn't functioning, then elevator should be a part of preventative maintenance plan and may indicate that preventative maintenance activities are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Observe if the elevator has a safety device.
 - Review elevator safety certificate to determine if emergency call system.
- REQUEST FOR HELP:**
- If elevator certificate not present, ask the POA to be shown the elevator certificate.
- ACTION:**
- Verify the elevator certificate is not expired.
 - Block the door and trigger the safety door system.
- More Information:**
- Not all elevators will have these safety devices; if not present then disregard this deficiency.
 - If unit is located on the first floor and access to unit is available without the use of the elevator, then not considered a defect under this standard.

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None
- USEFUL:**
- None
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SUMMARY OF CHANGES

TITLE: ELEVATOR
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
Deficiency 1	Separated by inspectable location – Inside	VI.3	2020-07-31
Title	Revised title; added inspectable location		
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 location – Inside	VI.3	2020-07-31
Title	Revised title; added inspectable location		
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		
Deficiency 3	Separated by inspectable location – Inside	VI.3	2020-07-31
Title	Added inspectable location		
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		
Deficiency 4	Added by inspectable location – Inside	VI.3	2020-07-31
Title	Added title; added inspectable location		
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		