DEFINITION: Device or placard that identifies the egress route in case of an emergency.

PURPOSE: The function of lighted LED exit signs is to allow you to find the exit or emergency egress route in the event of an emergency and provide better visibility in a fire situation.

NAME VARIANTS: AC powered; AC powered with battery back-up; AC powered with in-line generator back-up; Photoluminescent; Basic placards

COMMON MATERIALS: Plastic; Metal

COMMON COMPONENTS: Lighting; Batteries; Photoluminescent; Basic placards

LOCATION: ☑ Inside Hall; stairway; corridor
☑ Outside Hall; stairway; corridor

MORE INFORMATION: None

DEFICIENCY 1: Exit sign that clearly identifies emergency exit is missing or obstructed
LOCATION: ☑ Inside ☑ Outside

DEFICIENCY 2: Exit sign that clearly identifies emergency exit is damaged.
LOCATION: ☑ Inside ☑ Outside

DEFICIENCY 3: Lighted exit sign does not illuminate or there is no adjacent or other internal illumination in operation on or near the sign.
LOCATION: ☑ Inside ☑ Outside
DEFICIENCY I — INSIDE: EXIT SIGN THAT CLEARLY IDENTIFIES EMERGENCY EXIT IS MISSING OR OBSTRUCTED

DEFICIENCY CRITERIA:

Exit sign is missing (i.e. evidence of prior installation, but now not present or is incomplete).

OR

Exit sign is obstructed so that the word "EXIT" is not clearly visible.

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:

<table>
<thead>
<tr>
<th>CODE</th>
<th>CATEGORY</th>
<th>TYPE</th>
<th>DESCRIPTION</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>Health</td>
<td>Indirect</td>
<td>Condition could affect resident’s mental, or physical, or psychological state.</td>
<td>If the exit sign is missing or obstructed, and there is an emergency, then the resident may be unable to safely and expeditiously exit the unit and/or building.</td>
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<tr>
<td>R2</td>
<td>Safety</td>
<td>Indirect</td>
<td>Resident could be injured because of this condition.</td>
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<tr>
<td>M2</td>
<td>Routine</td>
<td>Direct</td>
<td>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.</td>
<td>If the exit sign is missing or obstructed, then it is likely that routine maintenance is not being performed.</td>
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<td>M3</td>
<td>Preventative</td>
<td>Direct</td>
<td>This defect indicates that a property is not following preventative maintenance practices for the item or equipment.</td>
<td>If the exit sign is missing or obstructed, then it is likely that preventative maintenance activities are not being performed.</td>
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INSPECTION PROCESS:

OBSERVATION:
- Look for evidence indicates exit sign was previously installed but is missing at the time of inspection.
- Look at the exit sign from multiple view points, ensure the exit sign is not obstructed and the word "EXIT" is clearly visible.

REQUEST FOR HELP:
- None

ACTION:
- None

More Information: Exceptions:
- Exit signs are not required in rooms or areas that require only one exit or exit access.
- Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the fire code official.
- Exit signs are not required in dayrooms, sleeping rooms, or dormitories.

Tools or Equipment:

<table>
<thead>
<tr>
<th>Required:</th>
<th>None</th>
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<tr>
<td>Useful:</td>
<td>Flashlight; Electrical testing equipment</td>
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DEFICIENCY I — OUTSIDE: EXIT SIGN THAT CLEARLY IDENTIFIES EMERGENCY EXIT IS MISSING OR OBSTRUCTED

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OR

Exit sign is obstructed so that the word "EXIT" is not clearly visible.

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

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 Exceptions:
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DEFICIENCY 2 — INSIDE: EXIT SIGN THAT CLEARLY IDENTIFIES EMERGENCY EXIT IS DAMAGED

DEFICIENCY CRITERIA: Exit sign is damaged (i.e. visibly defective; impacts functionality).

OR

Exit sign is not securely affixed.

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:

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<td>Corrective Maintenance</td>
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<td>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.</td>
<td>If exit sign is damaged or not securely affixed, then resident may report, and its presence could indicate that complaint-based work orders are not being addressed.</td>
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<td>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.</td>
<td>If exit sign is damaged or not securely affixed, then it should be identified through regular maintenance activities and the presence of this defect may indicate self-generated work orders are not being addressed.</td>
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INSPECTION PROCESS:

OBSERVATION: - Look at the exit sign from multiple angles to identify damage (e.g., placard is cracked, missing pieces).
- Look to determine if exit sign is hanging loose from its mount (i.e., not securely affixed).

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None
TOOLS OR EQUIPMENT:

- **REQUIRED:** None
- **USEFUL:** Flashlight
DEFICIENCY 2 — OUTSIDE:  EXIT SIGN THAT CLEARLY IDENTIFIES EMERGENCY EXIT IS DAMAGED

DEFICIENCY CRITERIA:  Exit sign is damaged (i.e. visibly defective; impacts functionality).

OR

Exit sign is not securely affixed.

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

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- Observation:  - Look at the exit sign from multiple angles to identify damage (e.g., placard is cracked, missing pieces).
  - Look to determine if exit sign is hanging loose from its mount (i.e., not securely affixed).

- Request for Help:  - None

- Action:  - None

- More Information:  - None
TOOLS OR EQUIPMENT:

REQUIRED: - None
USEFUL: - Flashlight
DEFICIENCY 3 – INSIDE: LIGHTED EXIT SIGN DOES NOT ILLUMINATE OR THERE IS NO ADJACENT OR OTHER INTERNAL ILLUMINATION IN OPERATION ON OR NEAR THE SIGN

DEFICIENCY CRITERIA: Exit sign does not illuminate.

OR

There is no adjacent or other internal illumination in operation on or near the sign.

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

HCY — CORRECTION TIMEFRAME: 30 days

RATIONALITY:

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INSPCTION PROCESS:

OBSERVATION:  
- Observe the exit sign is illuminated, or there is a lighting source that ensures continued illumination for a duration of not less than 90 minutes in case of primary power loss.
- Observe the sign illumination means is connected to an emergency power system provided from storage batteries, unit equipment, or an onsite generator.

REQUEST FOR HELP:  
- None

ACTION:  
- If test button is present, press and hold test button for 30 sec.
- Back up battery powered light should come on and stay on for the entire 30 sec.
- If there is no test button, ensure the AC powered sign is fully lit.

More Information:
- If multiple signs are present, note the area of the effected sign.
- Some AC powered signs may have un-utilized test buttons and some back up batteries may be remotely located.

**Tools or Equipment:**

**Required:**
- None

**Useful:**
- Flashlight; Inspection mirror; Telescoping pole or ladder
DEFICIENCY 3 — OUTSIDE: LIGHTED EXIT SIGN DOES NOT ILLUMINATE OR THERE IS NO ADJACENT OR OTHER INTERNAL ILLUMINATION IN OPERATION ON OR NEAR THE SIGN

DEFICIENCY CRITERIA: Exit sign does not illuminate.

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There is no adjacent or other internal illumination in operation on or near the sign.

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CORRECTION TIMEFRAME: 24 hours

HCY — CORRECTION TIMEFRAME: 30 days

RATIONALIZE:

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- Observe the sign illumination means is connected to an emergency power system provided from storage batteries, unit equipment, or an onsite generator.

REQUEST FOR HELP: None

ACTION:

- If test button is present, press and hold test button for 30 sec.
- Back up battery powered light should come on and stay on for the entire 30 sec.
- If there is no test button, ensure the AC powered sign is fully lit.

More Information:
- If multiple signs are present, note the area of the affected sign.
- Some AC powered signs may have un-utilized test buttons and some back up batteries may be remotely located.

Tools or Equipment:

**REQUIRED:**
- None

**USEFUL:**
- Flashlight; Inspection mirror; Telescoping pole or ladder
## SUMMARY OF CHANGES

**Title:** EXIT SIGN  
**Version:** V1.3  
**Date Published:** 7/31/20

<table>
<thead>
<tr>
<th>Field</th>
<th>Change</th>
<th>Version</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Formatting</td>
<td>Complete rework of document format and layout</td>
<td>V1.3</td>
<td>2020-07-31</td>
</tr>
<tr>
<td>Purpose</td>
<td>Field added</td>
<td>V1.3</td>
<td>2020-07-31</td>
</tr>
<tr>
<td>Common Components</td>
<td>Revised common components</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<tr>
<td>Location</td>
<td>Revised inspectable locations</td>
<td>V1.3</td>
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<tr>
<td>More Information</td>
<td>Field added</td>
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### Deficiency 1

- **Title:** Revised 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; response revised

### Deficiency 2

- **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
### Deficiency 3
**Separated by inspectable locations — Inside and Outside**

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<tr>
<td>Title</td>
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**Copy edits** | ----- | **VI-1** | **2019-11-26** |