

TITLE: FIRE ESCAPE
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: An apparatus on the outside of a building used for escaping from a building on fire.
PURPOSE: Provides a means of alternative emergency egress from the interior of the building to the exterior.
NAME VARIANTS: Emergency egress; Exit stairs
COMMON MATERIALS: Metal; Wood; Masonry
COMMON COMPONENTS: Stairs; Ladder; Platform; Guardrail; Handrail; A counterbalanced stairway; Drop ladder
LOCATION: Unit None
 Inside None
 Outside Exterior of building—typically high-rises and other multi-story buildings—near windows and exterior doors

MORE INFORMATION: A blocked fire escape should be evaluated under the egress standard.

DEFICIENCY 1: Fire escape component damaged or missing
LOCATION: Outside

DEFICIENCY I — OUTSIDE: FIRE ESCAPE COMPONENT DAMAGED OR MISSING

DEFICIENCY CRITERIA: Any stair, ladder, platform, guardrail, or handrail is damaged (i.e. visibly defective; impacts functionality).

OR

Any stair, ladder, platform, guardrail, or handrail is missing (i.e. evidence of prior installation, but now not present or is incomplete).

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 fire escape component is damaged or missing, and there is an emergency, then resident may sustain an injury when using.
R2	Safety	Direct	Resident could be injured because of this condition.	If fire escape component is damaged or missing, and there is an emergency, then resident ability to safely egress the building is limited and may jeopardize their safety.
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 escape component is damaged or missing, then resident may be unable to fully utilize a feature that is expected to be provided and maintained as part of their rent.
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 escape component is damaged or missing, then it should be detected through daily 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 fire escape component is damaged or missing, then property may not be following preventative maintenance plan.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If fire escape component is damaged or missing, then it may be very expensive to replace or fix the defect.

INSPECTION PROCESS:

OBSERVATION: - Check the fire escape stairs, platforms, guardrails, and handrails for damage, deterioration, or any condition that renders the component unusable or unsafe to traverse.
- Inspect for missing fire escape components.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If window or door leading to fire escape is blocked, refer to the inspectable item for egress.
- If the fire escape itself is blocked, then it is also covered in egress.
- There is no requirement for inspectors to go on the fire escape this is a visual observation from the ground or unit.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: FIRE ESCAPE
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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 Components	Revised common components	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency I	Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Added inspectable location		
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		
Definition	Updated	VI-1	2019-11-26
Most Common Materials	Updated	VI-1	2019-11-26
Most Common Components	Updated	VI-1	2019-11-26
Tools for Location and Inspection	Updated	VI-1	2019-11-26
Common Locations	Updated	VI-1	2019-11-26

How to Locate	Updated	VI-I	2019-11-26
Deficiency 1	Updated	VI-I	2019-11-26
Title	Updated		
Rationale	Updated		
How to Inspect	Updated		
Inspection Process and Procedures	Updated		
Report Deficiency if	Updated		
Deficiency 2	Eliminated; incorporated into Deficiency 1	VI-I	2019-11-26
Deficiency 3	Eliminated; incorporated into Deficiency 1	VI-I	2019-11-26