TITLE: FLAMMABLE AND COMBUSTIBLE ITEM

VERSION: V1.3

DATE PUBLISHED: 7/31/20

DEFINITION: A combustible material is any material that, in the form in which it is used and under the conditions anticipated, will ignite and burn or will add appreciable heat to an ambient fire.

PURPOSE: None

NAME VARIANTS: None

COMMON MATERIALS: Paper; Plastic; Chemicals; Fabric; Paint; Gasoline; Propane; Solvents; Oxygen

COMMON COMPONENTS: None

LOCATION:
- Unit: Inside unit, near water heater, near furnace, stove, oven, fireplace, garage, attic, basement
- Inside: Near water heater, near furnace, stove, oven, fireplace, garage, attic, basement
- Outside: Outside of unit; yard

MORE INFORMATION: None

DEFICIENCY 1: Improperly stored flammable or combustible item on or near an ignition source

LOCATION:
- Unit
- Inside
- Outside
DEFICIENCY I — UNIT: Improperly stored flammable or combustible item on or near an ignition source

DEFICIENCY CRITERIA: Flammable or combustible material is on or near an ignition source.

OR

Improperly stored chemicals.

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

RATIONAL: If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then resident could be at risk of fire or explosion.

If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then this should be identified through routine maintenance and the defect’s presence may indicate that self-generated work orders are not being addressed.

CODE CATEGORY TYPE DESCRIPTION EXPLANATION

R2 Safety Direct Resident could be injured because of this condition.
If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then resident could be at risk of fire or explosion.

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 flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then this should be identified through routine maintenance and the defect’s presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look for flammable or combustible items on or near an ignition source, or improperly stored chemical (paints, gasoline, etc.).

REQUEST FOR HELP: - None

ACTION: - None

More Information: - Combustible items such as hair spray, nail polish remover, butane lighter fluid, charcoal lighter fluid, paint thinner in their original container and stored in a safe place such as under a kitchen sink or in a hall closet etc. are not a deficiency. If the above items are stored in close proximity to an open flame, electrical or heat source, this deficiency should be recorded.

- Easily combustible items such as paper, plastic, clothing, etc. in contact with a heat source or near an open flame should also be recorded as a deficiency.

- Petroleum products such as gasoline, kerosene, propane should never be stored in a unit, record deficiency when observed, even if they are not near an ignition source.

- Do not record a deficiency for propane tanks or gas-powered equipment stored outside of a unit, to include resident owned storage rooms only accessible from the outside of the building.
Tools or Equipment:

**Required:**  - None

**Useful:**  - Flashlight
DEFICIENCY I — INSIDE: IMPROPERLY STORED FLAMMABLE OR COMBUSTIBLE ITEM ON OR NEAR AN IGNITION SOURCE

DEFICIENCY CRITERIA: Flammable or combustible material is on or near an ignition source.

OR

Improperly stored chemicals.

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

HEC — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

<table>
<thead>
<tr>
<th>Code</th>
<th>Category</th>
<th>Type</th>
<th>Description</th>
<th>Explanation</th>
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</thead>
<tbody>
<tr>
<td>R2</td>
<td>Safety</td>
<td>Direct</td>
<td>Resident could be injured because of this condition.</td>
<td>If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then resident could be at risk of fire or explosion.</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>
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</tbody>
</table>

INSPECTION PROCESS:

- Observation: Look for flammable or combustible items on or near an ignition source, or improperly stored chemical (paints, gasoline, etc.).

- Request for Help: None

- Action: None

- More Information:
  - Combustible items such as hair spray, nail polish remover, butane lighter fluid, charcoal lighter fluid, paint thinner in their original container and stored in a safe place such as under a kitchen sink or in a hall closet etc. are not a deficiency. If the above items are stored in close proximity to an open flame, electrical or heat source, this deficiency should be recorded.
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**Tools or Equipment:**

<table>
<thead>
<tr>
<th>Required</th>
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<tbody>
<tr>
<td>None</td>
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<table>
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<tr>
<th>Useful</th>
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<td>Flashlight</td>
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DEFICIENCY I — OUTSIDE: IMPROPERLY STORED FLAMMABLE OR COMBUSTIBLE ITEM ON OR NEAR AN IGNITION SOURCE

DEFICIENCY CRITERIA: Flammable or combustible material is on or near an ignition source.

OR

Improperly stored chemicals.

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

R2 - Code

SAFETY

DIRECT

Resident could be injured because of this condition.

EXPLANATION: If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then resident could be at risk of fire or explosion.

M2 - Code

ROUINE

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.

EXPLANATION: If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then this should be identified through routine maintenance and the defect’s presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

- Look for flammable or combustible items on or near an ignition source, or improperly stored chemical (paints, gasoline, etc.).

- None

- None

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Tools or Equipment:

Required: - None

Useful: - Flashlight
## SUMMARY OF CHANGES

**TITLE:** FLAMMABLE AND COMBUSTIBLE ITEM  
**VERSION:** V1.3  
**DATE PUBLISHED:** 7/31/20

<table>
<thead>
<tr>
<th>FIELD</th>
<th>CHANGE</th>
<th>VERSION</th>
<th>DATE</th>
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<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>Definition</td>
<td>Revised definition</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<td>Purpose</td>
<td>Field added</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<td>Common Materials</td>
<td>Revised common materials</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>
<td>2020-07-31</td>
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<tr>
<td>More Information</td>
<td>Field added</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<td>Deficiency I</td>
<td>Separated by inspectable locations — Unit, Inside, and Outside</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<tr>
<td>Title</td>
<td>Added inspectable locations</td>
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<td>Deficiency Criteria</td>
<td>Revised deficiency criteria</td>
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<tr>
<td>Health and Safety Determination</td>
<td>Revised to “Life-Threatening” determination; added standardized description</td>
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<td>Correction Timeframe</td>
<td>Field added; response input as “24 hours”</td>
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<td>HCV — Correction Timeframe</td>
<td>Field added; response input as “24 hours”</td>
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<tr>
<td>Rationale</td>
<td>Revised rationale categories, types, and explanations; added standardized codes and descriptions</td>
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<td>Inspection Process</td>
<td>Revised observation, request for help, action, and more information</td>
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<td>Tools or Equipment</td>
<td>Field added to deficiency: response revised</td>
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<tr>
<td>Rationales</td>
<td>Updated following in-house review and public comment</td>
<td>V1-2</td>
<td>2019-12-23</td>
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<td>Health and Safety Determinations</td>
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