

TITLE: FLOOR DRAIN

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: A fixture set into a floor used to discharge water into a plumbing drainage system.

PURPOSE: The floor drain is installed at the lowest point in a floor built to slope toward it. The drain drops the water into a sewer system that carries it from the house along with wastewater from other drains that feed into the system.

NAME VARIANTS: None

COMMON MATERIALS: Plastic; Steel; Brass; Aluminum; Brushed nickel; Cast iron

COMMON COMPONENTS: Strainer; Grate; Cover; Trap; Trap Seal

LOCATION:

<input checked="" type="checkbox"/>	Unit	Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc.
<input checked="" type="checkbox"/>	Inside	Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc.
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: Drain is clogged

LOCATION: Unit Inside

DEFICIENCY I — UNIT: DRAIN IS CLOGGED

DEFICIENCY CRITERIA: Standing water is observed near floor drain.

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
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If floor drain is clogged, and there is standing water present, then resident may be exposed to mold or mildew.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If floor drain is clogged, then resident may not be able to properly dispose of wastewater.
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 floor drain is clogged, then the resident will likely report it 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 floor drain is clogged, then it will likely be observed through routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at floor drain for the presence of standing water in contact with floor drain.
 - Look at floor drain for the presence of obstructions to water flow.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - This deficiency applies to floor drains attached to the sanitary drainage system.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY I — INSIDE: DRAIN IS CLOGGED

DEFICIENCY CRITERIA: Standing water is observed near floor drain.

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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INSPECTION PROCESS:

OBSERVATION: - Look at floor drain for the presence of standing water in contact with floor drain.
 - Look at floor drain for the presence of obstructions to water flow.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - This deficiency applies to floor drains attached to the sanitary drainage system.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: FLOOR DRAIN
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
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency I	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		
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		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-20
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-20