

TITLE: GARAGE DOOR
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: A large door on a garage that opens either manually or by an electric motor. Garage doors are frequently large enough to accommodate automobiles and other vehicles. Small garage doors may be constructed as a single panel that tilts up and back across the garage ceiling.

PURPOSE: Provide barrier to outside elements and provide contained storage of vehicle or personal property.

NAME VARIANTS: None

COMMON MATERIALS: Wood; Vinyl; Metal

COMMON COMPONENTS: Primary door; Track; Door balance; Springs; Motor; Safety stop; Hinges; Weather seal; Opening controls; Lighting

LOCATION:

<input checked="" type="checkbox"/>	Unit	Attached or detached garage
<input checked="" type="checkbox"/>	Inside	Attached or detached garage
<input checked="" type="checkbox"/>	Outside	Attached or detached garage

MORE INFORMATION: Garage walls will be evaluated under the interior wall and exterior wall standards, respectively.

DEFICIENCY 1: Garage door has holes

LOCATION: Unit Inside Outside

DEFICIENCY 2: Garage door does not open, close, or remain open or closed

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: GARAGE DOOR HAS HOLES

DEFICIENCY CRITERIA: Garage door has a hole of any size that penetrates through to the interior.

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
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If there is a hole in the garage door, then resident may be unable to control access to their personal property.
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 there is a hole in the garage door, then it is likely the resident will report this defect and its presence may indicate 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 there is a hole in the garage door, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Visually inspect the garage door to identify any holes.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - For the purposes of this deficiency, holes may include missing (i.e. evidence of prior installation, but now not present or is incomplete) or broken panels or windows.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY I — INSIDE: GARAGE DOOR HAS HOLES

DEFICIENCY CRITERIA: Garage door has a hole of any size that penetrates through to the interior.

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.

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INSPECTION PROCESS:

OBSERVATION: - Visually inspect the garage door to identify any holes

REQUEST FOR HELP: - None

ACTION: - None

More Information: - For the purposes of this deficiency, holes may include missing (i.e. evidence of prior installation, but now not present or is incomplete) or broken panels or windows.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY I — OUTSIDE: GARAGE DOOR HAS HOLES

DEFICIENCY CRITERIA: Garage door has a hole of any size that penetrates through to the interior.

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.

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ACTION: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — UNIT: GARAGE DOOR DOES NOT OPEN, CLOSE, OR REMAIN OPEN OR CLOSED

DEFICIENCY CRITERIA: Door will not open and remain open.

OR

Door will not close and remain closed.

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 garage door does not close or remain open or closed, then resident may be exposed to associated hazards (e.g. door closing on them).
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If garage door does not close or remain closed, then resident may be unable to control access to their personal property.
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 garage door does not open, close, or remain open or closed, then it is likely the resident will report this defect and its presence may indicate complaint-based work orders are not being addressed.
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INSPECTION PROCESS:

OBSERVATION: - Look to see if garage door can be opened manually or electronically.

REQUEST FOR HELP: - None

ACTION: Manual Door:
 - Open the door manually.
 - Verify door remains open.
 - Manually close the door.
 - Verify door remains closed.

Electronic Door:

- Use remote, keypad, or switch to open the door electronically.
- Verify door remains open.
- Use remote, keypad, or switch to close the door.
- Verify nothing is in the path of the sensors.
- Verify door remains closed.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: GARAGE DOOR DOES NOT OPEN, CLOSE, OR REMAIN OPEN OR CLOSED

DEFICIENCY CRITERIA: Door will not open and remain open.

OR

Door will not close and remain closed.

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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More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: GARAGE DOOR DOES NOT OPEN, CLOSE, OR REMAIN OPEN OR CLOSED

DEFICIENCY CRITERIA: Door will not open and remain open.

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Door will not close and remain closed.

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More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: GARAGE DOOR
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
Title	Revised title	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 locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised 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		
Deficiency 2	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised 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		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-23
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-23