

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

DEFINITION: A rail fixed to posts or a wall for people to hold on to for support.
PURPOSE: A rail designed to be grasped by the hand to provide stability or support. Handrails are commonly used while ascending or descending stairways and escalators in order to prevent injurious falls.
NAME VARIANTS: Bannister; Railing
COMMON MATERIALS: Metal; Wood
COMMON COMPONENTS: Rail; Baluster; Brackets; Anchor
LOCATION: Unit Stairs, hallways, ramps
 Inside Stairs, hallways, ramps, elevators
 Outside Stairs, ramps, elevators
MORE INFORMATION: None

DEFICIENCY 1: Handrail missing where required
LOCATION: Unit Inside Outside

DEFICIENCY 2: Handrail is not secure
LOCATION: Unit Inside Outside

DEFICIENCY 3: Handrail is improperly installed
LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: HANDRAIL MISSING WHERE REQUIRED

DEFICIENCY CRITERIA: Where 4 or more risers are present, a handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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 a handrail is missing, then there is an increased probability of falls that may lead to injury.
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 handrail is missing, then resident is unable to use 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 handrail is missing, then it is likely to be observed during daily maintenance activities and this defect's presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION:

- Look for all areas with stairs or ramps, or along the walls in hallways where handrails may be present.
- Verify handrail present on at least one side of each continuous run of treads.

REQUEST FOR HELP: - None

ACTION:

- Ramp: Measure the length of the ramp.
- Ramp: Measure rise of the ramp.
- Stairs: Count the number of steps.

More Information:

- Stairs: A handrail is required if 4 or more risers are present.
- Ramp: When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, then handrails must be present on both sides.

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY I — INSIDE: HANDRAIL MISSING WHERE REQUIRED

DEFICIENCY CRITERIA: Where 4 or more risers are present, a handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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- Verify handrail present on at least one side of each continuous run of treads.

REQUEST FOR HELP: - None

ACTION:

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- Ramp: Measure rise of the ramp.
- Stairs: Count the number of steps.

More Information:

- Stairs: A handrail is required if 4 or more risers are present.
- Ramp: When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, then handrails must be present on both sides.

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY I — OUTSIDE: HANDRAIL MISSING WHERE REQUIRED

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REQUEST FOR HELP: - None

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 - Ramp: Measure rise of the ramp.
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More Information: - Stairs: A handrail is required if 4 or more risers are present.
 - Ramp: When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, then handrails must be present on both sides.

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 2 — UNIT: HANDRAIL IS NOT SECURE

DEFICIENCY CRITERIA: There is movement in the anchors of the handrail.

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 handrail is not secure, then there is an increased probability of falls that may lead to injury.
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 handrail is not secure, then resident will likely report this defect 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 handrail is not secure, then it is likely to be observed during daily maintenance activities and this defect's presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look for movement of the handrail when tested.

REQUEST FOR HELP: - None

ACTION: - Grab the handrail and rapidly push and pull the with moderate force.
 - Perform this action at both ends and the middle of the handrail.
 - If there is no movement, disregard this deficiency.
 - If there is movement, continue.
 - Ensure handrails are firmly attached with no movement at anchor points.

More Information: - Handrail and top rail of the stair rail system must be able to withstand, without failure, at least 200 pounds of weight applied within 2 inches of the top edge in any downward or outward direction, at any point along the top edge.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: HANDRAIL IS NOT SECURE

DEFICIENCY CRITERIA: There is movement in the anchors of the handrail.

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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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: HANDRAIL IS NOT SECURE

DEFICIENCY CRITERIA: There is movement in the anchors of the handrail.

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More Information: - Handrail and top rail of the stair rail system must be able to withstand, without failure, at least 200 pounds of weight applied within 2 inches of the top edge in any downward or outward direction, at any point along the top edge.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — UNIT: HANDRAIL IS IMPROPERLY INSTALLED

DEFICIENCY CRITERIA: Handrail is not between 30 inches and 42 inches in height.

OR

Handrail is less than 1¼ inches or greater than 2¼ inches.

OR

Handrail is not continuous from directly above the top riser to directly above the lowest riser.

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 handrail is improperly installed, then there is an increased probability of falls that may lead to injury.

INSPECTION PROCESS:

- OBSERVATION:** - Look to ensure that handrail is continuous from directly above the top riser to directly above the lowest riser.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the height of the handrail.
 - Measure the width of the handrail.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
- USEFUL:** - None

DEFICIENCY 3 — INSIDE: HANDRAIL IS IMPROPERLY INSTALLED

DEFICIENCY CRITERIA: Handrail is not between 30 inches and 42 inches in height.

OR

Handrail is less than 1¼ inches or greater than 2¼ inches.

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INSPECTION PROCESS:

OBSERVATION: - Look to ensure that handrail is continuous from directly above the top riser to directly above the lowest riser

REQUEST FOR HELP: - None

ACTION: - Measure the height of the handrail.
 - Measure the width of the handrail.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

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INSPECTION PROCESS:

OBSERVATION: - Look to ensure that handrail is continuous from directly above the top riser to directly above the lowest riser

REQUEST FOR HELP: - None

ACTION: - Measure the height of the handrail.
 - Measure the width of the handrail.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

SUMMARY OF CHANGES

TITLE: HANDRAIL
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
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	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	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		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
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; response revised		
Deficiency 3	Added by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added “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	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added 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
Most Common Materials	Updated	VI-1	2019-11-26
Abilities or Knowledge Needed	Updated	VI-1	2019-11-26
How to Locate	Updated	VI-1	2019-11-26
Deficiency 1	Updated	VI-1	2019-11-26
Rationale	Updated		
Inspection Process and Procedure	Updated		
Record Deficiency	Updated		
Deficiency 2	Updated	VI-1	2019-11-26
Rationale	Updated		
Inspection Process and Procedure	Updated		
Record Deficiency	Updated		