

TITLE: LIGHTING — EXTERIOR
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: The fixed artificial lighting to illuminate the areas, such as entry ways, parking lots, exterior stairwells, walkway lighting (site), pole lighting, wall packs, and canopy lights.

PURPOSE: Provide illumination of the building exterior and surrounding grounds in order to provide safe travel and enhanced security.

NAME VARIANTS: Motion-sensor light; Security light; Spotlight; Street light; Flood light; Landscape lighting

COMMON MATERIALS: Plastic; Copper; Aluminum; Brass; Glass; Stainless steel; Steel; Cast iron; Galvanized

COMMON COMPONENTS: Fixture casing; Ballast; Wires; Starter socket; Tube socket; Tube receptacle; Ballast attachment screw; Light posts; Globes

LOCATION:

<input type="checkbox"/>	Unit	None
<input type="checkbox"/>	Inside	None
<input checked="" type="checkbox"/>	Outside	Exterior building walls, exterior stairwells, exterior pathways, porches, entry ways, parking lots

MORE INFORMATION: This standard applies to properties with exterior lighting currently installed, or there is evidence of previous installation.

DEFICIENCY 1: Exterior light fixture is not present or functioning at building's entrance
LOCATION: Outside

DEFICIENCY 2: Exterior light fixture is not secure
LOCATION: Outside

DEFICIENCY I — OUTSIDE: EXTERIOR LIGHT FIXTURE IS NOT PRESENT OR FUNCTIONING AT BUILDING’S ENTRANCE

DEFICIENCY CRITERIA: Exterior light fixture at the entrance to the dwelling fails to continuously illuminate when turned on or photocell and timed lighting or damaged in such a way as to indicate inoperability.

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	Indirect	Resident could be injured because of this condition.	If exterior light fixture will not properly illuminate, and there is an emergency, then resident may not be able to safely navigate egress.
R4	Security	Indirect	Resident cannot control access to unit or property because of this condition.	If exterior light fixture will not properly illuminate, and there is a threat, then resident may be unable to detect unwanted threats or intrusions.
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 exterior light fixture will not properly illuminate, then resident may be unable to fully utilize a fixture that is expected to be included and maintained as part of their rent.
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 exterior light fixture will not properly illuminate, then it is likely the resident will report this defect and its presence may indicate that corrective maintenance activities 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 exterior light fixture will not properly illuminate, then it is likely to be detected through daily observations and may indicate that that routine maintenance activities are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at the exterior fixtures at the entrance to the dwelling and determine if they are continuously illuminated.

REQUEST FOR HELP: - Ask the POA to turn on exterior lighting at the entrance of the dwelling.
 - Ask the POA to identify any exterior lights that are operated by photocells or timers.

- ACTION:**
- If photocell or timer operated exterior lights are present, check for damage (i.e. visible defect; impacts functionality) that indicates inoperability.
 - If motion sensor light, make motion to activate.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: EXTERIOR LIGHT FIXTURE IS NOT SECURE

DEFICIENCY CRITERIA: Fixture is not secure to designed attachment point or the attachment point is not stable.

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 exterior lighting is not secure, then it may pose an injury hazard to the resident.
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 exterior lighting is not secure, then it is likely that resident will report this defect and its presence may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at the exterior light fixtures and determine if they are securely attached to a surface or, if on a pole, the pole is not stable.

REQUEST FOR HELP: - None

ACTION: - If lighting does not appear stable, then apply pressure to fixture to determine stability.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: LIGHTING — EXTERIOR
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
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	Consolidated previous deficiencies 1, 3, and 4 Separated by inspectable location — 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		
Deficiency 2	Separated by inspectable locations — Outside	VI.3	2020-07-31
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	2019-12-26
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-26