

**TITLE:** SITE DRAINAGE  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

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**DEFINITION:** System of landscape design and plumbing that directs the flow of excess water.  
**PURPOSE:** Prevent the flooding of property and structures.  
**NAME VARIANTS:** None  
**COMMON MATERIALS:** Concrete; Metal  
**COMMON COMPONENTS:** Culverts; Swales; Ditches; Retention and detention basins; Curb; Drainage features; Underground piping  
**LOCATION:**  Unit None  
 Inside None  
 Outside Throughout the entire outside area, especially adjacent to structures and hardscape  
**MORE INFORMATION:** None

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**DEFICIENCY 1:** Site drainage system is clogged  
**LOCATION:**  Outside

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**DEFICIENCY 2:** Erosion is present  
**LOCATION:**  Outside

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DEFICIENCY I — OUTSIDE: SITE DRAINAGE SYSTEM IS CLOGGED

DEFICIENCY CRITERIA: Evidence is present that indicates site drain is clogged.

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 site drainage is blocked, and a rain event results in ponding, then this could be a breeding ground for mosquitos and other pests.
R2	Safety	Indirect	Resident could be injured because of this condition.	If site drainage is blocked, and there is a rain event there could be excessive water and it could be a safety issue for the resident.
M1	Corrective Maintenance	Indirect	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 site drainage is blocked, and there is ponding, then resident will likely report this deficiency its presence may indicate a lack of corrective maintenance.
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 site drainage is blocked, then this should be identified through routine maintenance and its presence may indicate self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If site drainage is blocked then, then it should be covered in a preventative maintenance plan and the presence of this defect may indicate preventative maintenance activities are not being addressed.
R6	Usability and Operability of Fixtures	Indirect	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 site drainage is blocked and there is a rain event, then resident may not be able to access sections of the property

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at site drainage system to determine location of site drains, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.
  - Once located, look for any evidence of a clogged site drain (e.g. ponding, live vegetation growing in the drain, visible debris, or mud around drain).
- REQUEST FOR HELP:**
- None
- ACTION:**
- Shine light in drainage system looking for obstruction.
- More Information:**
- Do not evaluate city or public works department systems.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- Flashlight
- USEFUL:**
- None
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**DEFICIENCY 2 — OUTSIDE: EROSION IS PRESENT**

**DEFICIENCY CRITERIA:** Erosion is present and covering at least 9 square feet with a depth of at least 8 inches.

**AND**

The erosion is affecting adjacent structures or hardscape.

**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
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 erosion is present and impacting adjacent structures or hardscape, then resident will likely report this deficiency 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 erosion is present and impacting adjacent structures or hardscape, then this should be identified through routine maintenance and its presence may indicate self-generated work orders are not being addressed.
M6	Structural	Indirect	This condition indicates potential structural failure of the building or a load-bearing component.	If erosion is present, and it is near the foundation, then it may cause deterioration to the structure.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at all site drainage locations and identify signs of displaced soil and stone resulting from ineffective site drainage.
  - Look to see if the erosion is affecting any adjacent structures or hardscape (e.g. foundations, sidewalks, retaining wall).
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the square footage of the displacement.
- More Information:** - Do not evaluate city or public works department systems

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

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**SUMMARY OF CHANGES**

**TITLE:** SITE DRAINAGE  
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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
More Information	Field added	VI.3	2020-07-31
<b>Deficiency 1</b>	<b>Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable location		
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		
<b>Deficiency 2</b>	<b>Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable location		
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”		

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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

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