

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

DEFINITION: A series of steps or flights of steps, connected by landings.
 PURPOSE: For (personal) traffic (i.e., egress or ingress) going from one level to the next.
 NAME VARIANTS: Steps; Stairways; Stairwells; Flight
 COMMON MATERIALS: Wood; Metal; Concrete; Masonry
 COMMON COMPONENTS: Treads; Stringers; Risers; Railings; Nosing
 LOCATION: Unit Dwelling unit, hallway, stairwell
 Inside Hallway, stairwell
 Outside Along elevated walking paths
 MORE INFORMATION: None

DEFICIENCY 1: Treads are missing or damaged
 LOCATION: Unit Inside Outside

DEFICIENCY 2: Stringer is damaged
 LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: TREADS ARE MISSING OR DAMAGED

DEFICIENCY CRITERIA: Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).

OR

Tread on a set of stairs is loose or unlevel.

OR

A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.

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 treads are damaged or missing, then there is an increased probability of falls that may lead to injury.
R2	Safety	Direct	Resident could be injured because of this condition.	If treads are damaged or missing, and there is an emergency, then resident’s ability to egress or ingress may be impeded.
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 treads are damaged or missing, then resident will likely report this, and the presence of this defect 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 treads are damaged or missing, then it should be identified through regular maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the entire set of stairs for presence of treads.
 - If present, examine each tread for cracks, damage, or missing pieces.
 - Examine the nosing of wood treads for damage or broken pieces.
- REQUEST FOR HELP:** - None

- ACTION:**
- If nosing is damaged or broken, measure each occurrence.
 - Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.
- More Information:**
- If accessory treads are present, then determine if they are secured and level.

TOOLS OR EQUIPMENT:

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

DEFICIENCY I — INSIDE: TREADS ARE MISSING OR DAMAGED

DEFICIENCY CRITERIA: Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).

OR

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 - Examine the nosing of wood treads for damage or broken pieces.
- REQUEST FOR HELP:** - None

- ACTION:**
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 - Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.
- More Information:**
- If accessory treads are present, then determine if they are secured and level.

TOOLS OR EQUIPMENT:

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

DEFICIENCY I — OUTSIDE: TREADS ARE MISSING OR DAMAGED

DEFICIENCY CRITERIA: Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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TOOLS OR EQUIPMENT:

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

DEFICIENCY 2 — UNIT: STRINGER IS DAMAGED

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

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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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 stringer is damaged, then it should be identified through regular maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If stringer is damaged, then it may indicate potential structural problems for the entire set of stairs.

INSPECTION PROCESS:

- OBSERVATION: - Look at the entire set of stairs and, if visible, examine the stringers for signs of damage (crack that runs completely through the stringer vertically or dry rot, that does allow the stringer to support the tread).
 - If instability detected while walking on stairs, look to determine if instability is likely caused by a damaged stringer.
 - Look to ensure the stringer is attached to the structure.
- REQUEST FOR HELP: - None
- ACTION: - Walk up the entire set of stairs to determine stability of stairs (i.e., feel for stability or bouncing).
- More Information: - Generally, stringers may only be visible on exterior stairs.
 - If not visible, then unable to evaluate this deficiency.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: STRINGER IS DAMAGED

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

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TOOLS OR EQUIPMENT:

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USEFUL: - None

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USEFUL: - None

SUMMARY OF CHANGES

TITLE: STAIRS
VERSION: VI.3
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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
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; response revised		
Deficiency 3	Deficiency removed	VI.3	2020-07-31
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