

TITLE: STRUCTURAL

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: Anything that is constructed or built from different interrelated parts with a fixed location on the ground. Structure can include, but not limited to, exterior walls, windows, roof, floors, sub floors, columns, and beams.

PURPOSE: A building structure safely supports and transfers weight loads.

NAME VARIANTS: Frame; Framing; Infrastructure; Shell; Load-bearing wall; Rebar

COMMON MATERIALS: Concrete; Wood; Cement; Metal; Brick; Clay; Stone

COMMON COMPONENTS: Foundation; Beam; Floor; Wall; Roof; Slab; Plinth

LOCATION: Unit Bedroom, living room, kitchen, basement, patio, balcony
 Inside Living room, kitchen, basement, patio, balcony, community room, mechanical room, office
 Outside Wall, foundation, detached building, garage

MORE INFORMATION: None

DEFICIENCY 1: Structure has failed or is in danger of failing

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: STRUCTURE HAS FAILED OR IS IN DANGER OF FAILING

DEFICIENCY CRITERIA: Any structural component appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If structure has failed or is in danger of failing, then resident may be at an increased risk of 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 structure has failed or is in danger of failing, then resident will likely report it 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 structure has failed or is in danger of failing, then it should be identified during daily maintenance activities and the presence of this defect may indicate that complaint-based work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If structure has failed or is in danger of failing, then it will likely require a capital expenditure to repair.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If structure has failed or is in danger of failing, then a structural failure of the building or load-bearing component is likely present or imminent.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If structure has failed or is in danger of failing, then it may impact the property's market appeal.

INSPECTION PROCESS:

OBSERVATION: - Look at structure for blatant signs that it is structurally unsound and is in danger of collapsing.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY I — INSIDE: STRUCTURE HAS FAILED OR IS IN DANGER OF FAILING

DEFICIENCY CRITERIA: Any structural component appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

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RATIONALE:

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INSPECTION PROCESS:

OBSERVATION: - Look at structure for blatant signs that it is structurally unsound and is in danger of collapsing.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY I — OUTSIDE: STRUCTURE HAS FAILED OR IS IN DANGER OF FAILING

DEFICIENCY CRITERIA: Any structural component appears to be in imminent danger of collapse or failure.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

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SUMMARY OF CHANGES

TITLE: STRUCTURAL
VERSION: V1.3
DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	V1.3	2020-07-31
Definition	Revised definition	V1.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31
Location	Revised inspectable locations	V1.3	2020-07-31
More Information	Field added	V1.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit, Inside, and Outside	V1.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		
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	Removed	V1.3	2020-07-31
Deficiency 3	Removed	V1.3	2020-07-31