

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

DEFINITION: A plumbing fixture used to receive human excrement and to discharge it through a waste pipe, using water as a conveying method.

PURPOSE: To discharge human excrement.

NAME VARIANTS: Toilet; Urinal; Bidet

COMMON MATERIALS: Porcelain; Metal

COMMON COMPONENTS: Tank; Bowl; Lid; Seat; Flush handle; Drain; Drain lines; Supply valve; Supply line; Was ring; Float ball; Float cup; Refill tube; Ballcock; Trip lever; Chain; Flapper; Overflow tube; Trap; Closet bend

LOCATION:

<input checked="" type="checkbox"/>	Unit	Bathroom
<input checked="" type="checkbox"/>	Inside	Bathroom
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: Toilet is missing
LOCATION: Unit Inside

DEFICIENCY 2: Toilet is inoperable
LOCATION: Unit Inside

DEFICIENCY 3: Toilet seat is broken, loose, or missing
LOCATION: Unit Inside

DEFICIENCY 4: Toilet is not secured at the base
LOCATION: Unit Inside

DEFICIENCY I — UNIT: TOILET IS MISSING

DEFICIENCY CRITERIA: Toilet is missing from designated bathroom area.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days If there is only one toilet in the resident and it is non-operational then it is a 24-hour fail.

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If toilet is missing, and the sewer line is not capped, then there is an increased potential for sewage gas to flow into the interior space.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If toilet is missing, then the resident's ability to dispose of human waste is limited.
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 toilet is missing, then resident is unable to use a fixture that is assumed to be included in 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.	It is reasonable for resident or maintenance staff to report a missing toilet and may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look in every finished bathroom to see if a toilet is present.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If there are additional locations for toilets but they are not installed in unfinished spaces, or common restrooms that have been converted to another use (e.g., a storage room) the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY I — INSIDE: TOILET IS MISSING

DEFICIENCY CRITERIA: Toilet is missing from designated bathroom area.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days If there is only one toilet in the resident and it is non-operational then it is a 24-hour fail.

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If toilet is missing, and the sewer line is not capped, then there is an increased potential for sewage gas to flow into the interior space.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If toilet is missing, then the resident's ability to dispose of human waste is limited.
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 toilet is missing, then resident is unable to use a fixture that is assumed to be included in 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.	It is reasonable for resident or maintenance staff to report a missing toilet and may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look in every finished bathroom to see if a toilet is present.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If there are additional locations for toilets but they are not installed in unfinished spaces, or common restrooms that have been converted to another use (e.g., a storage room) the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — UNIT: TOILET IS INOPERABLE

DEFICIENCY CRITERIA: Toilet does not flush, discharge, fill with water, or shut off.

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 If there are multiple toilets available in the unit, and at least one is operable, then 30-day correction timeframe
HCV — CORRECTION TIMEFRAME: 24 hours If there are multiple toilets available in the unit, and at least one is operable, then 30-day correction timeframe

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	A toilet that does not flush, discharge, fill or shut off may leak or overflow, exposing the resident to pathogens.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If toilet is inoperable, then the resident's ability to dispose of human waste may be limited.
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 toilet is inoperable, then resident may be unable to use a fixture that is assumed to be included in their rent.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If the toilet is not shutting off and the resident is charged for water, there may be an increased expense for both water and sewer.
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.	It is reasonable for resident to report an inoperable toilet and may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Look to see if water drains from the bowl.
 - Look to see if water refills the bowl.
 - Listen that water has stopped running once the bowl is refilled.
- REQUEST FOR HELP:** - None
- ACTION:** - Flush the toilet.
- More Information:** - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — INSIDE: TOILET IS INOPERABLE

DEFICIENCY CRITERIA: Toilet does not flush, discharge, fill with water, or shut off.

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 If there are multiple toilets available in the shared space, and at least one is operable, then 30-day correction timeframe
 HCV — CORRECTION TIMEFRAME: 24 hours If there are multiple toilets available in the shared space, and at least one is operable, then 30-day correction timeframe

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	A toilet that does not flush, discharge, fill or shut off may leak or overflow, exposing the resident to pathogens.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If toilet is inoperable, then the resident's ability to dispose of human waste may be limited.
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 toilet is inoperable, then resident may be unable to use a fixture that is assumed to be included in 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.	It is reasonable for resident to report an inoperable toilet and may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look to see if water drains from the bowl.
 - Look to see if water refills the bowl.
 - Listen that water has stopped running once the bowl is refilled.
- REQUEST FOR HELP: - None
- ACTION: - Flush the toilet.
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight

DEFICIENCY 3 — UNIT: TOILET SEAT IS BROKEN, LOOSE, OR MISSING

DEFICIENCY CRITERIA: Toilet or toilet component is broken, loose, or missing

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If toilet component is broken, loose, or missing, then the resident could be exposed to sewer leakage.
R2	Safety	Indirect	Resident could be injured because of this condition.	If toilet component is broken, loose, or missing, and the base is unstable, then there is a potential for injury to the resident.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If toilet component is broken, loose, or missing, then the resident's ability to dispose of human waste may be limited.
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 toilet component is broken, loose, or missing, then resident may be unable to use a fixture that is assumed to be included in 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.	It is reasonable for residents or maintenance staff to report if a toilet or toilet component is broken, loose, or missing, and may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look to see if the toilet seat is present.
 - Look for any cracks in the toilet seat that separate it into separate pieces.
 - Look for any missing bolts that secure the seat to the bowl.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 3 — INSIDE: TOILET SEAT IS BROKEN, LOOSE, OR MISSING

DEFICIENCY CRITERIA: Toilet or toilet component is broken, loose, or missing

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If toilet component is broken, loose, or missing, then the resident could be exposed to sewer leakage.
R2	Safety	Indirect	Resident could be injured because of this condition.	If toilet component is broken, loose, or missing, and the base is unstable, then there is a potential for injury to the resident.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If toilet component is broken, loose, or missing, then the resident's ability to dispose of human waste may be limited.
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 toilet component is broken, loose, or missing, then resident may be unable to use a fixture that is assumed to be included in 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.	It is reasonable for residents or maintenance staff to report if a toilet or toilet component is broken, loose, or missing, and may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look to see if the toilet seat is present.
 - Look for any cracks in the toilet seat that separate it into separate pieces.
 - Look for any missing bolts that secure the seat to the bowl.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 4 — UNIT: TOILET IS NOT SECURED AT THE BASE

DEFICIENCY CRITERIA: Toilet is not secured at the base.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If toilet is not secure at the base, then the resident could be exposed to sewer leakage.
R2	Safety	Direct	Resident could be injured because of this condition.	If toilet is not secure at the base, then there is a potential for injury to the resident.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If toilet is not secure at the base, then the resident's ability to dispose of human waste may be limited.
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 toilet is not secure at the base, then resident may be unable to use a fixture that is assumed to be included in 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.	It is reasonable for residents or maintenance staff to report if a toilet or toilet component is broken, loose, or missing, and may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look for evidence of seepage at the base of the toilet.

REQUEST FOR HELP: - None

ACTION: - Apply pressure to the base of the toilet to ensure that it is securely attached to the base.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 4 — INSIDE: TOILET IS NOT SECURED AT THE BASE

DEFICIENCY CRITERIA: Toilet is not secured at the base.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If toilet is not secure at the base, then the resident could be exposed to sewer leakage.
R2	Safety	Direct	Resident could be injured because of this condition.	If toilet is not secure at the base, then there is a potential for injury to the resident.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If toilet is not secure at the base, then the resident's ability to dispose of human waste may be limited.
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 toilet is not secure at the base, then resident may be unable to use a fixture that is assumed to be included in 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.	It is reasonable for residents or maintenance staff to report if a toilet or toilet component is broken, loose, or missing, and may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look for evidence of seepage at the base of the toilet.
- REQUEST FOR HELP: - None
- ACTION: - Apply pressure to the base of the toilet to ensure that it is securely attached to the base.
- More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

SUMMARY OF CHANGES

TITLE: TOILET
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	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “30 days”; added note if there is only one toilet and it is non-operational, then it is a 24-hour fail.		
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 and Inside	VI.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 3	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
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; response revised		
Deficiency 4	Added by inspectable locations – Unit and Inside	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; response added		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-27
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-27