

TITLE: [FLOOR DRAIN](#)

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: A fixture set into a floor used to discharge water into a plumbing drainage system.

PURPOSE: The floor drain is installed at the lowest point in a floor built to slope toward it. The drain drops the water into a sewer system that carries it from the house along with wastewater from other drains that feed into the system.

NAME VARIANTS: None

COMMON MATERIALS: Plastic; Steel; Brass; Aluminum; Brushed nickel; Cast iron

COMMON COMPONENTS: Strainer; Grate; Cover; Trap; Trap Seal

LOCATION: ☒ Unit Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc.
☒ Inside Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc.
☐ Outside None

MORE INFORMATION: None

DEFICIENCY I: Drain is clogged

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY I — UNIT: DRAIN IS CLOGGED

DEFICIENCY CRITERIA: Standing water is observed near floor drain.

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 floor drain is clogged, and there is standing water present, then resident may be exposed to mold or mildew.
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 floor drain is clogged, then resident may not be able to properly dispose of wastewater.
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 floor drain is clogged, then the resident will likely report it and its presence 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 floor drain is clogged, then it will likely be observed through routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look at floor drain for the presence of standing water in contact with floor drain.
 - Look at floor drain for the presence of obstructions to water flow.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - This deficiency applies to floor drains attached to the sanitary drainage system.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY I — INSIDE: DRAIN IS CLOGGED

DEFICIENCY CRITERIA: Standing water is observed near floor drain.

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