

Bath Ventilation Version 1-2

Classification: Ventilation

Definition: A mechanical device or operable window designed to exhaust air from the interior of a bathroom to the outside of a building

Name vent fan, exhaust fan, window fan

Variants:

Most plastic, metal, vinyl

Common

Materials:

Most mechanical device: motor, fan, cover

Common

Components: operable window: frame, glass, locks

Location & Inspection of Bath Ventilation

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Audio acuity for detection of functionality - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	none
	Required:	none

Common Locations:	Unit/Inside:	bathrooms
	Outside:	rooftops (for high rise buildings), bathrooms in pool area

How to Locate:	Visual Observation:	Look up at the ceiling or wall in a bathroom for evidence of a vent fan or operable window.
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Possible Deficiencies:	Deficiency 1:	Vent fan does not function, is missing, and there is no operable window
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Deficiency 1: Vent fan does not function, is missing, and there is no operable window

Rationales: Health, Indirect: If a vent fan does not function or is missing and there is no operable window, then this can increase interior moisture levels, which provides an environment favorable for mold growth, which can trigger respiratory issues, including asthma.

Usability or Operability of Fixtures, Direct: It is reasonable to expect that a fixture such as a vent fan will function.

Corrective Maintenance, Direct: It is reasonable to expect a tenant to report if a vent fan does not function or is missing and there is no operable window, and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is not a health and safety issue. It is a function and operability issue and should be corrected in accordance to the property management’s established maintenance plans.

How to Inspect:

Visual Observation: (Exhaust fan) Look for the presence of an exhaust fan or vent and a corresponding switch on the wall or ceiling.

Action: Activate the switch if present to see if the exhaust fan turns on.

Request for Info: Ask—in the event that there is a vent, but no switch—the POA representative how the space is being ventilated. If they respond that the vent is connected to an event-activated vent elsewhere in the building, disregard this deficiency.

Visual Observation: (Operable Window) Look for a window that is able to be opened from the inside.

Record deficiency if: if neither an exhaust fan nor window are present or, if both are present but not operable.

Bath Ventilation, Version 1-2 (23 Dec 2019)

Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determination** have been updated, following in-house review and public comment.