

Bathtubs and Showers Version 1-2

Definition: An installation often found in bathrooms that dispenses clean water used for bathing and self-care as well as contains a method for draining used water.

Name soaker, tub
Variants:

Most Common Materials: porcelain, enameled steel, acrylic, fiberglass (FRP), enameled cast iron, cast polymer (cultured marble, granite, or onyx)

Most Common Components: bathtub, bathtub decorative side panel, shower, tub/shower valve, shower head, faucets, drain, mechanical water stopper

Location & Inspection of Bathtubs and Showers

Abilities or Knowledge Needed:	- Visual acuity for location & inspection
	- Mobility for access to all areas of the property
	- Understanding of item's components

Tools for Location & Inspection	Useful:	none
	Required:	none

Common Locations:	Unit/Inside:	bathrooms
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How to Locate:	Visual Observation:	Look in bathrooms near plumbing.
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Possible Deficiencies:	Deficiency 1:	Bathtub or shower is missing
	Deficiency 2:	Bathtub or shower fails to dispense water/hot water
	Deficiency 3:	Bathtub fails to retain water
	Deficiency 4:	Bathtub or shower fails to drain water

Deficiency 1: Bathtub or shower is missing where required

Rationales:

Sanitary, Direct: If a unit does not have a bathtub or shower, this limits the ability of residents to clean themselves.

Health, Indirect: If a unit does not have a bathtub or shower, this limits the ability of the residents to clean themselves, and this increases the risk of infectious diseases.

Usability or Operability of Fixtures, Direct: It is reasonable to expect that a dwelling unit would have at least one functioning tub or shower.

Corrective Maintenance, Direct: It is reasonable to expect a tenant to report if a unit does not have a bathtub or shower and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety

This is a severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.

Determination: Please note: For this deficiency, if another bathtub or shower is available in the unit, this will be addressed as a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.

How to Inspect:

Visual Observation: Look in the bathroom to verify the presence of a bathtub or shower.

Record deficiency if:

Bathtub or shower is missing where required.

Please Note: Some OHP properties, care facilities and group homes do not require bathtubs/showers in dwelling units. All other HUD assisted properties are required to have one functional bathtub or shower in each dwelling unit.

Deficiency 2: Water is not dispensed/Hot water not dispensed

Rationale:

Sanitary, Direct: If a bathtub or shower does not dispense water, including hot water, this limits the ability of residents to clean themselves.

Health, Indirect: If a bathtub or shower does not dispense water, including hot water, this limits the ability of residents to clean themselves, and this increases the risk of infectious diseases.

Usability or Operability of Fixtures, Direct: It is reasonable to expect that a bathtub or shower would dispense water, including hot water.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if bathtubs or showers do not dispense water, including hot water, and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety:

This is a severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.

Please note: For this deficiency, if another bathtub or shower that dispenses water, including hot water, is available in the unit, this will be addressed as a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.

How to Inspect:

Action: Turn handle of the bathtub or shower to dispense water.

Visual Observation: Look to see if water is being dispensed steadily or at all.

Action: Turn handle in the $\frac{3}{4}$ position to the “hot” setting and wait 15 seconds for water to heat up.

Action: Place hand under water and determine if hot water is being dispensed while ensuring that the water is not scorching.

Request for Info: Ask—if no water or no hot water is dispensed at all after turning the handles—the POA representative if the issue is due to the utilities being shut off for any reason. Request—if they answer affirmatively, documents that verify this information.

Record deficiency if: there is no water flow or hot water when handles are $\frac{3}{4}$ turned to the “hot” setting and there is no verified justification provided by the POA representative.

Deficiency 3: Bathtub fails to retain water

Rationale: Health, Indirect: A bathtub that fails to retain water may cause an increase in surface moisture due to leakage, which provides an environment favorable for mold growth, which can then trigger respiratory issues, including asthma.

Usability or Operability of Fixtures, Indirect: A bathtub that cannot hold water may lead to water damage of other fixtures, due to the water leakage.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if bathtubs do not retain water and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.

How to Inspect: **Action:** Pull stopper handle or insert stopper if available in order to seal the drain shut. Turn handle to release water and let water fill for 15 seconds. Turn handle to off position

Visual Observation: Look at the tub to see if the water level is decreasing. Water level should remain consistent for at least 15 seconds.

Please Note: For the purpose of this inspection, if a bathtub is in a common area is missing a stopper, do not record deficiency.

If a shower is located inside a dwelling unit and does not have a stopper, do not record deficiency.

Record deficiency if: bathtub fails to retain water for at least 15 seconds.

Deficiency 4: Bathtub or shower fails to drain water

Rationales: Sanitary, Indirect: A bathtub or shower that fails to drain water will cause standing water to pool in a bathtub or shower. This can limit the ability of residents to use the bathtub or shower to clean themselves. This standing water can also serve as a reservoir for pathogens.

Health, Indirect: A bathtub or shower that fails to drain water will not allow for the effective disposal of wastewater and may lead to standing water that can serve as a reservoir for pathogens.

Corrective maintenance, Direct: It is reasonable to expect tenants to report if bathtubs or showers fail to drain water and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is a severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.

How to Inspect: **Action:** Pull stopper handle or insert stopper if available in order to seal the drain shut. Turn handle to release water and let water fill for 15 seconds. Turn handle to off position. Release the stopper (if present) and wait for water level to decrease.

Please Note: For the purpose of this inspection, if a bathtub is in a common area is missing a stopper, do not record deficiency.

If a shower is located inside a dwelling unit and does not have a stopper, do not record deficiency.

Record deficiency if: water is not draining at all. Do not record deficiency if draining, but slowly.

Bathtubs and Showers, Version 1-2 (23 Dec 2019)

Summary of Changes (from Version 1)

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