Once again, the Training Team and I would like to thank each one of you for taking time out of your day to be here today. Please submit your questions during the presentation or during the Q&A after the presentation. We will try NOT to answer the same question multiple times.

There will be a Survey Monkey sent out after this Dine & Learn. We have received a lot good suggestions and recommendations to improve each upcoming Dine and Learn. So, please keep giving us your feedback. It is greatly appreciated.

As before, we will not be taking any questions concerning the Corona virus.

Next page.

Today's presentation is going to be different from past Dine & Learns. You going to be the 1st people outside of REAC to see how we are developing new training materials for continuing education and to assist in helping inspectors improve their inspection skills. Also, when PASS Review Team finds mistakes made by inspectors on a routine basis, the inspectors will be required to go and review these training videos. Also, remember the Coaching & Training emails I sent out?

Due to some of the video being recorded live, the picture will be choppy coming over your computer, but the voice should be smooth & clear. So, when this Dine & Learn is posted on REAC's UPCS Training webpage, go online and try it out. It will have a lot of interactive buttons you can click on for better training purposes.

This is a list showing today's staff available for Q&As after the presentation.

Some Updates since the Last Dine & Learn

➢ No hard dates on when we will start back with physical inspections.
  ➢ For more details on this, go to REAC's home webpage located on HUD.GOV
  ➢ Basically, before we can start back with inspections, a county or area must be in the Green for 6 consecutive weeks

➢ REAC UPCS Training webpage has been updated with the last 5 Dine & Learns

➢ UPCS Training Team has been working on updating all the materials on the online LMS (Learning Manage System)

➢ REAC UPCS Training Team and some QA staff are developing training videos on a variety of subjects.

Upcoming Dine & Learns and the Subjects to be Covered

Upcoming Dine & Learns

May 19, 2021 @ 7:00 pm (EST) – **Inspecting a Unit Pt 1**

Aug 18, 2021 @ 7:00 pm (EST) – **Inspecting a Unit Pt 2**

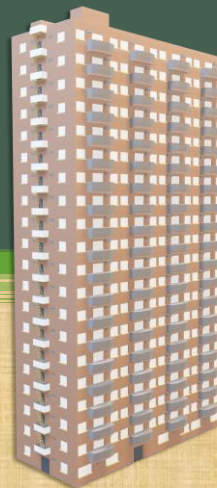Nov 10, 2021@ 7:00 pm (EST) – **Inspecting a Unit Pt 3**

Survey Monkey

➢ **After this Dine & Learn, each person in attendance will receive an email asking for anonymous feedback through Survey Monkey**

➢ **In the past, these surveys have been very beneficial for improving your experience on the Dine & Learns**

➢ **A lot of great suggestions concerning things you liked and did not like in the Dine & Learns**

➢ **A lot of great suggestions on how to improve future Dine & Learns**

➢ **So, when you receive the email, please take the time to gives us some feedback**

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Inspection: Health & Safety Part I - Blocked Egress

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Introduction

- This presentation will go over the following health and safety topics regarding blocked egress:
  - Primary and secondary egress routes dependent on the floor level of a building
  - Blocked egress deficiencies with pictures from inspected properties, and where to annotate them in RAPID software
  - Video tutorial on blocked egress

- After the training you should be able to determine whether a door, window, or path egress is blocked in a building, and the applicable UPCS deficiency.

- The team assigned to this material consists of a wide range of people with construction and inspection expertise.

Life Safety Code – NFPA 101

Means of Egress: A continuous and unobstructed path of travel from any point in a building or structure to a public way that consists of the following three separate and distinct parts:

- Exit Access: The travel path or area that leads from where a person is located to the entrance to an exit.
- Exit: That portion of a means of egress that is separated by construction or equipment from other areas of the building. Exit components include walls, floor, doors, or other means that provide the protected path necessary for the occupants to proceed with reasonable safety to the exterior of the building. An exit may comprise vertical or horizontal means of travel such as doorways, stairways, ramps, corridors, and passageways. Types of permissible exits are doors leading directly outside or through a protected passageway to the outside, smoke-proof towers, interior and outside stairs, ramps, and escalators in existing buildings. Elevators are not accepted as exits.
- Exit Discharge: That portion of a means of egress between the end of the exit and a public way or other safe place.

Training Outline

- Lesson 1: Egress Routes
- Lesson 2: Blocked Egress Deficiencies
- Lesson 3: Video Tutorial

Lesson 1: Egress Routes

- After this lesson you should become familiar with Egress Routes, and how the routes in a building can change depending upon which floor the unit is located.
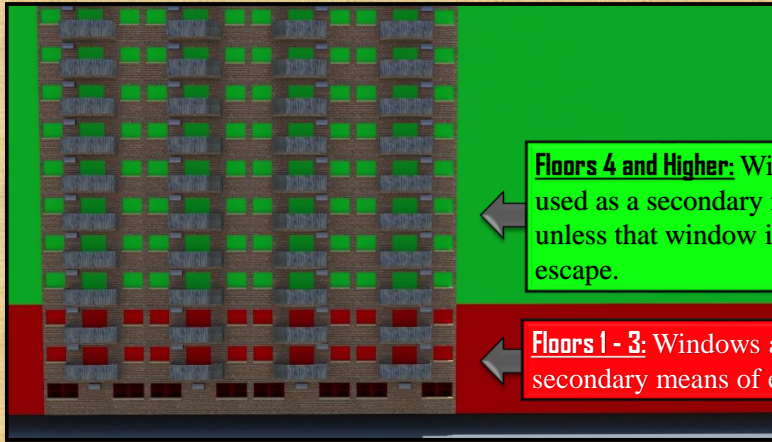
Lesson 1: Egress Routes

Floors 4 and Higher: Windows can **not** be used as a secondary means of egress, unless that window is intended for a fire escape.
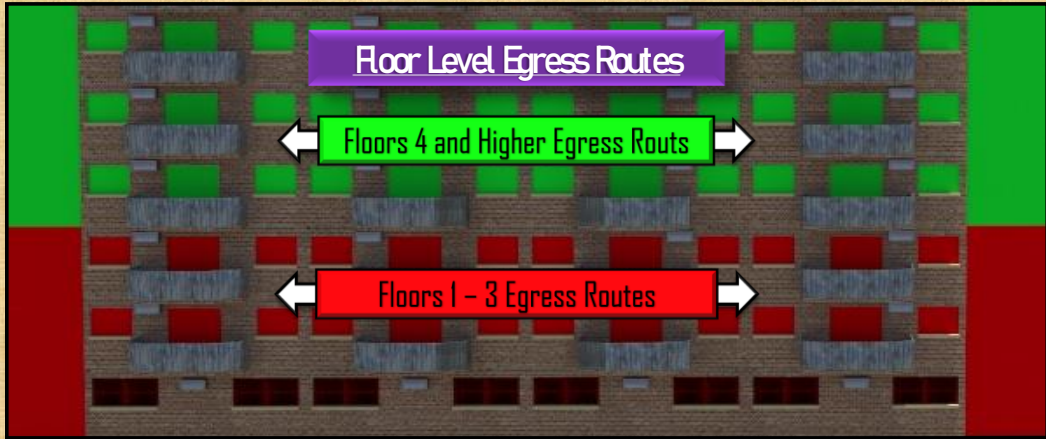
Floors 1 - 3: Windows are considered a secondary means of egress.

Lesson 1: Egress Routes

Floor Level Egress Routes

← Floors 4 and Higher Egress Routs →

← Floors 1 – 3 Egress Routes →

Lesson 1: Egress Routes

Blocked Egress Path

The Exit Path for the Primary Egress is blocked by the resident's belongings.

Example Photos

Rapid 4.0 Deficiency

Lesson 2: Blocked Egress Deficiencies

- After this lesson you will become familiar with Blocked Egress Deficiencies pertaining to doors and windows.

Lesson 2: Blocked Egress Deficiencies

Things to Remember:

1. If a resident could <u>easily</u> climb over or otherwise traverse the furniture or obstruction, there is no deficiency, but keep in mind the property's resident population (elderly, disabled, etc.).

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Lesson 2: Blocked Egress Deficiencies

Things to Remember:

2. Use your own <u>professional judgment</u> to determine if the level of effort to open a window constitutes a deficiency for being inoperable and/or a blocked egress, and if the window is large enough for a person to use as an egress.

Lesson 2: Blocked Egress Deficiencies

Blocked Doors

Chains

Chains on doors that are in the **direct path** of egress is a deficiency, and a lock does not have to be present.
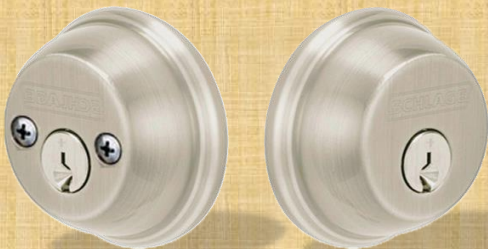
Example Photos

Rapid 4.0 Deficiency

Lesson 2: Blocked Egress Deficiencies

Blocked Doors

↓

Double-Keyed Deadbolts

Double-Keyed Deadbolts attached to any door that is in the **direct path** of egress is a deficiency.

The only exceptions are common area doors for closets and storage rooms only accessible to the property representatives.

Example Photos

Rapid 4.0 Deficiency

Lesson 2: Blocked Egress Deficiencies

Blocked Doors

Closet Locks

A closet door is considered the primary egress from the closet area. Any lock, chain or other device that prevents egress from a closet is a deficiency. The only exception is if the lock can be disengaged from the interior of the closet.

Example Photos

Rapid 4.0 Deficiency

Lesson 2: Blocked Egress Deficiencies

Blocked Doors & Windows

↓

Hasp Latches

Hasps attached to any door or window is a deficiency, regardless if a lock is present.

Exceptions - A padlock or any other locking mechanism used by the property to secure the unit mechanical closet will not be recorded as a blocked egress. Additionally, similar locking mechanisms, whether installed by the resident or property, to secure the unit exterior storage closet or shed will not be recorded as a blocked egress.
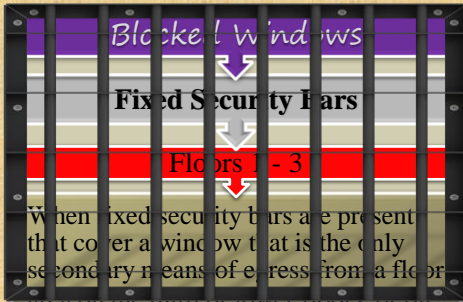
Example Photos

Rapid 4.0 Deficiency

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Lesson 2: Blocked Egress Deficiencies

Blocked Windows

⇄

Fixed Security Bars

⇄

Floors 1 - 3

⇄

When fixed security bars are present that cover a window that is the only secondary means of egress from a floor area on the third or lower floors, or on any floor that the window is the designed egress point to a designated fire escape will be documented as a deficiency.

Example Photos
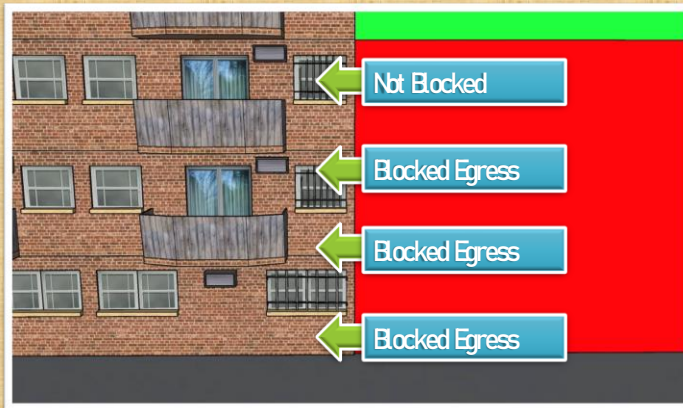
Rapid 4.O Deficiency

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Lesson 2: Blocked Egress Deficiencies

Not Blocked

Blocked Egress

Blocked Egress

Blocked Egress

Blocked Windows

Fixed Security Bars

Assume these bedroom windows are the only secondary egress from the area.

Lesson 2: Blocked Egress Deficiencies

Blocked Windows

Requiring Keys or Tools

Floors 1 - 3

- Window Locks

- Movable Security Bars

- Mechanical Stops

Example Photos

Rapid 4.0 Entry Location

Lesson 2: Blocked Egress Deficiencies

Blocked Windows

Resident Owned Property

The beds headboard is blocking the only window in the bedroom, and this unit is located on the third floor.

Example Photos

Rapid 4.0 Deficien

Lesson 2: Blocked Egress Deficiencies

Blocked Windows

Resident Owned Property

Fire escape window is blocked by the resident's bookshelf.

Example Photos

Rapid 4.0 Deficiencd

Lesson 2: Blocked Egress Deficiencies

Blocked Windows

Resident Owned Property

Window air conditioner is blocking the only window in the office, and the unit is located on the third floor. It does not matter if the air conditioner is secured or not to the window.

Example Photos

Rapid 4.0 Deficiency

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Lesson 2: Blocked Egress Deficiencies

Blocked Windows

Failed Functionality Testing

- Movable Security Bars
- Child Safety Window Guards
- Windows

Lesson 2: Blocked Egress Deficiencies

Blocked Egress

- Fixed Security Bars attached to the Secondary Egress windows on floors 1-3

- Blocked Fire Escape Window on the 4th Floor

Lesson 3: Video Tutorial

- After this video lesson you should become knowledgeable on Egress Routes for a bedroom and when to consider one blocked.

Lesson 3: Video Tutorial

Blocked Windows

Resident Owned Property

- Windows are ONLY a blocked egress if they are located on the third floor or lower, and there is no other secondary egress in the area/room.

NOT blocked.

Summary of Training

- Secondary egress routes for windows do not exist on floors four and higher in buildings, unless it is used to access a fire escape.
- Types of Blocked Door Egress Deficiencies
  - Double-Keyed Deadbolts
  - Closet Locks
  - Hasp Latches
  - Resident Owned Property Blocking Doors
- Types of Blocked Window Egress Deficiencies
  - Fixed Security Bars (Floors 3 and Lower)
  - Any Device Attached to a Window that Requires Keys or Tools to Open
  - Failed Functionality Testing of Windows, Child Guards, and Movable Security Bars
  - Blocked Fire Escape Windows
  - Air Conditioners in Windows
  - Resident Owned Property Blocking Windows

Summary of Training

- Resources used for this presentation and for more information on the subject:
  - NFPA 101 – Life Safety – Means of Egress/Exits
    - http://www.secura.net/secura-erater-vm/pdf-files/prevention-connection/business/safety-programs/exits.pdf
  - HUD Physical Inspection Library
    - https://www.hud.gov/program_offices/public_indian_housing/reac/library/lib_phyi
  - Revised Dictionary of Definitions
    - https://www.hud.gov/sites/documents/DOC_26281.PDF
  - Compilation Bulletin
    - https://www.hud.gov/sites/dfiles/PIH/documents/newpasscb.pdf
  - CBS New York
    - https://newyork.cbslocal.com/search/?q=fire