

## Doors General Version 1-2

**Definition:** A hinged or sliding panel that covers an opening in a building or room that provides a separation for privacy and security.

Doors General includes door associated with bedrooms, bathrooms, janitor rooms, stairwells, laundry rooms and other common area doors.

Doors General excludes entry doors, fire doors, and closet doors

**Name** sliding door, entrance, entry, egress, exit

**Variants:**

**Most Common Materials:** wood, steel, fiberglass, vinyl, composite, glass

**Materials:**

**Most Common Components:** frame, sill, jamb, handle, door sweep, lock set, threshold, hinge, casing, handle,

**Components:**

## Location & Inspection Doors General

Abilities or Knowledge Needed:	Visual acuity for location & inspection Mobility for access to all areas of the property Understand the components and the operability of the device
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Tools for Location & Inspection	Useful Required	none flashlight, measuring device
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Common Locations:	Unit/Inside:	hallways, stairwells, laundry rooms, community rooms, bedrooms, bathrooms, living rooms, dining rooms
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How to Locate:	Visual Observation:	Look for a point of ingress or egress inside a building.
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Possible Deficiencies:	Deficiency 1: Deficiency 2: Deficiency 3:	Door will not open, close, latch, or lock Hole of any size penetrates all the way through the door, frame, or a lite (A lite includes glass within door slab, side lites, or transoms that are part of the door assembly.) Door has surface damage
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## Deficiency 1:

## Door will not open, close, latch, or lock

**Rationale:** Usability or Operability of Fixtures, Direct: It is reasonable to expect that doors will open, close, latch or lock, to provide access to enclosed areas and ability to close off areas.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if doors will not open, close, latch or lock and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: it is reasonable to expect that doors in common areas that do not open, close, latch or lock would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.

**Health and Safety Determination:** This is not a health and safety issue. It is a function and operability issue and should be corrected, remedied, or abated in accordance to the property management's established maintenance plan.

**How to Inspect:**

Visual Observation: Look at the entrance to a dwelling unit and identify the unit entry door.

Action: Grab the doorknob/handle and attempt to open the door

Visual Observation: Visually observe that door opens at least 90° or opens at least 32 inches.

Action: Attempt to close the door. If self-closure is present, allow door to self-close.

Visual Observation: Visually observe that door seats in the frame.

Action: While in the closed position, pull the doorknob/handle to ensure that the door is latched. (Exception: sliding doors do not typically latch, but they must lock).

Action: Attempt to lock the door using the deadbolt or lock on the doorknob.

**Please Note: If a deadbolt is present, it must function.**

**Record deficiency if:** door does not open a minimum of 32 inches, does not close, does not latch, or does not lock

**Deficiency 2:      Hole of any size penetrates all the way through the door, frame, or a lite**

**Rationale:**            Corrective Maintenance, Direct: It is reasonable to expect tenants to report if doors, frames or lites have holes penetrating all the way through them 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, remedied, or abated in accordance to the property management's established maintenance plan.

**How to Inspect:**

Visual Observation:      Visually inspect the surface of the door assembly, looking for any holes that penetrate through the door, frame, or a lite.

Action:                      Turn on flashlight and shine light on the hole from one side of the door.

Visual Observation:      Visually inspect the other side of the door to see if the light is visible.

**Record deficiency if:**            there is a hole of any size that penetrates through the door, frame, or a lite.

### Deficiency 3:

## Door has surface damage

**Rationales:** Corrective Maintenance, Direct: It is reasonable to expect tenants to report if doors have surface damage and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: It is reasonable to expect that doors in common areas that have surface damage would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.

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

**How to Inspect:**

**Visual Observation:** Visually inspect the surface of the door assembly, looking for surface damage, which includes delamination, material separation, or a non-penetrative hole.

**Action:** Measure the surface damage with a measuring device.

**Record deficiency if:** there is delamination or material separation of 2 inches or more on the door surface, or a non-penetrative hole with a diameter of 2 inches or greater is found.

# Doors General, Version 1-2 (27 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.