

Exterior Lighting Version 1-2

Definition: Devices used for illumination of building exterior and surrounding grounds to provide safe travel and enhance security.

Name Variants: flood lights, motion-sensor lights, security lights, spotlights

Most Common Materials: plastic, copper, aluminum, brass, glass, stainless steel

Most Common Components: fixture casing, ballast, wires, starter socket, tube socket, tube receptacle, ballast attachment screw, light posts.

Location & Inspection of Exterior Lighting

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components - Manual dexterity to operate lighting switch
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Tools for Location & Inspection	Useful:	None
	Required:	None

Common Locations:	Outside:	exterior building walls, exterior stairwells, exterior pathways, porches, entry ways, parking lots.
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How to Locate:	Visual Observation:	Look along pathways leading to building entry ways, at exterior ceilings or canopies at entry doorways, at exterior building walls, walls and ceilings at exterior stairwells, parking lots.
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Possible Deficiencies:	Deficiency 1:	Exterior light fixture will not illuminate
	Deficiency 2:	Exterior light fixture is not secure
	Deficiency 3:	Exterior light fixture does not continuously emit light
	Deficiency 4:	Exterior light fixture is not present at building's entrance

Deficiency 1:

Exterior light fixture will not illuminate

Rationales:	Safety, Indirect: Limited lighting can increase the risk of injury due to trip and fall hazards. Security, Indirect: Limited lighting decreases the ability to see and prevent criminal activity. Routine Maintenance, Direct: It is reasonable to expect that exterior lighting fixtures that do not illuminate would be identified through routine observations and facilities management would prioritize work orders to fix this 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: Look at exterior lighting. Request for Help: Ask the POA representative to turn on all exterior lighting. Visual Observation: Look at the exterior fixtures and determine if they are illuminated. Request for Info: Ask the POA representative to identify any exterior lights that are operated by photocells or timers. Action: Check—if photocell or timer operated exterior lights are present—for damage that would indicate inoperability.
Record deficiency if:	exterior light fixture fails to illuminate when turned on or photocell and timed lighting is damaged in such a way as to indicate inoperability.

Deficiency 2: Exterior light fixture is not secure

Rationales: Safety, Indirect: If a light fixture is not secure, there is a risk of injury if it were to fall on a resident or visitor.

Routine Maintenance, Direct: It is reasonable to expect that exterior lighting fixtures that are not secure would be identified through routine observations and facilities management would prioritize work orders to fix this 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: Visual Observation: Look at the exterior light fixtures and determine if they are securely attached to a surface or, if on a pole, the pole is leaning.

Record deficiency if: exterior lighting is not securely attached to a surface or, if on a pole, is leaning.

Deficiency 3:

Exterior light fixture does not continuously emit light

Rationale: Safety, Indirect: Limited lighting can increase the risk of injury due to trip and fall hazards.

Security, Indirect: Limited lighting decreases the ability to see and prevent criminal activity.

Routine Maintenance, Direct: It is reasonable to expect that exterior lighting fixtures that do not continuously emit light would be identified through routine observations and facilities management would prioritize work orders to fix this 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: Identify locations of exterior lighting and ask the POA representative to turn on all exterior lighting.

Visual Observation: Look at the exterior lighting fixtures and determine if they stop emitting light or flickering on and off.

Record deficiency if: any exterior light fixture stops emitting light or starts flickering on and off.

Deficiency 4:

Exterior light fixture is not present at building's entrance

Rationale:	<p>Safety, Indirect: Limited lighting can increase the risk of injury due to trip and fall hazards.</p> <p>Security, Indirect: Limited lighting decreases the ability to see and prevent criminal activity.</p> <p>Routine Maintenance, Direct: It is reasonable to expect that building entrances without light fixtures would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.</p>
Health and Safety Determination:	<p>This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.</p>
How to Inspect:	<p>Visual Observation: Look at building entrances and observe if an exterior light fixture is present to illuminate each entrance.</p>
Record deficiency if:	<p>no exterior light fixture is present to illuminate building entrance.</p>

Exterior Lighting, Version 1-2 (26 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.