

Security Fence

Definition: A security fence provides a barrier for the safety of residents. It can prevent property damage, theft or injury by serving as a deterrent for unauthorized access. A security fence must be fully enclosed and can lock, with a lock present

Please Note: This item includes but not limited to utility fencing, fencing around unprotected heights (retaining wall fencing-does not need to be enclosed), storm water management pond, pool fencing, daycares, also includes the gates associated with this item.

Name utility fence, protective fence, gates, perimeter fence, safety fence
Variants:

Most Common Materials: metal, chain link, wood, PVC, concrete, stone, vinyl, pre-cast concrete

Most Common Components: fencing material, lock, post, gate

Location and Inspection of Security Fence

Abilities or Knowledge Needed: Visual acuity of the security fence
Ability to determine the difference between a security fence and non-security fence

Tools for Location & Inspection Useful: none
Required: measuring tape

Common Locations: Outside: perimeter of the property, patios, balconies, parking areas

How to Locate: Visual Observation: Look on the outside of the property, pool areas, daycares, storm water management ponds, perimeter and parking areas

Possible Deficiencies: Deficiency 1: Fence has hole
Deficiency 2: Gate does not open, close, latch, or lock
Deficiency 3: Fence section is leaning

Deficiency 1:

Fence has hole

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increase probability a person could pass through fence and become injured.
Health and Safety:	Standard:	This is a standard health and safety issue requiring correction, remedy or abatement within 30 days.
How to Inspect:	Visual Observation:	Look at each section of the security fence for the presence of holes.
	Action:	Measure—if hole is seen—the diameter of the hole.
	Request for Help:	Ask—if hole is a cut in the fence and therefore its diameter can increase if force is applied—the POA representative to pull open the hole to its maximum point before measuring.
Record deficiency if:	a hole is found with a diameter of 8 inches or more in a single section of the security fence.	
	Please Note:	A single section of fence is the portion of fence located between two consecutive posts.

Deficiency 2:

Gate does not open, close, latch, or lock

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders..
	Health and Safety	Increases probability a resident could become injured by entering a restricted area. Decreases security.
	Operability:	Prevents the proper use of a security fence.
Health and Safety:	Standard:	This is a standard health and safety issue requiring correction, remedy or abatement within 30 days.
How to Inspect:	Visual Observation:	Look at security fence for gate. If gate is not present, disregard this deficiency. If gate is present, continue these steps.
	Request for Help:	Ask—if lock is present on gate—the POA representative to unlock gate.
	Action:	Open gate fully. Close gate fully and latch gate. Attempt to open gate without engaging the latch.
	Request for Help:	Ask—if lock is present of gate—POA representative to lock gate.
	Action:	Attempt to open locked gate while engaging the latch.
	Please Note:	For the purpose of this inspection, when looking at fencing for pools and daycares, the fence does not need to be locked but must have a means to lock. If the fence is enclosing a utility item with the lock owned by the utility company, then just ensure that the gate is locked
Record deficiency if:	gate will not open, will open when locked or latched, or will not close or latch.	

Deficiency 3:

Fence section is leaning

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increase the probability of injury to the resident by falling down Decreases the security to the resident because it could allow intruders on to the property or within a secure area
	Operability:	This prevents the proper use of a security fence..

Health and Safety:	Standard:	This is a standard health and safety issue requiring correction, remedy or abatement within 30 days
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How to Inspect:	Visual Observation:	Look at security fence and identify if it is leaning.
	Action:	Determine—if leaning—the approximate angle of the lean by comparing the leaning portion to the vertical position that the fence should have. Approximate how far from the intended vertical position the leaning portion is to the ground.

Record deficiency if:	the leaning portion of the fence is over 1/5 of the way to the ground, or approximately 20 ° off the intended vertical position.
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