

Floor Drain Version 1-2

Definition: A fixture set into a floor used to drain water into a plumbing drainage system.

Name Variants: Sink drain, shower drain, bathtub drain, roof drain

Most Common Materials: Plastic, Steel, Brass, Aluminum

Most Common Components: Strainer, strainer body, trap, washers, locknut

Location & Inspection of Floor Drain

Abilities or Knowledge Needed:	<ul style="list-style-type: none">- Visual acuity for location & inspection- Dexterity for use of tools- Mobility for access to all areas of the property- Understanding of item's name variants and components
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Tools for Location & Inspection	Useful:	Flashlight (if lighting is inadequate)
	Required:	None

Common Locations:	Unit/Inside:	bathrooms, basements, utility rooms, maintenance closets, near water access or plumbing
	Outside:	Roofs, walkways near water access and rainspouts

How to Locate:	Visual Observation:	Look at floors, typically those found in bathrooms, basements, utility rooms/closets, roofs, and anywhere near water access, plumbing, and rainspouts.
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Possible Deficiencies:	Deficiency 1:	Drain is clogged
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Deficiency 1: Drain is clogged

Rationale:	<p>Sanitary, Indirect: A floor drain is part of the sanitary sewer system. A clogged sanitary line interferes with the sanitary sewer system.</p> <p>Safety, Indirect: If water is pooling on the floor, this is a possible slip and fall hazard.</p> <p>Corrective Maintenance, Direct: It is reasonable to expect tenants to report if drains are clogged and for facilities management to prioritize a work order response to fix that deficiency.</p> <p>Routine Maintenance, Direct: It is reasonable to expect that clogged drains in common areas would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.</p>
Health and Safety Determination:	This is a standard health and safety issue requiring repair, correction, or act of abatement within 30 days.
How to Inspect:	Visual Observation: Look at floor drain for obstructions to water flow and the presence of standing water in contact with floor drain.
Record deficiency if:	standing water is observed to be in contact with the floor drain.

Floor Drains, Version 1-2 (20 Dec 2019)

Summary of Changes (from Version 1)

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