

## Guardrails Version 1-2

Definition: A structure designed to prevent people from falling from an elevated walking area.  
Guardrails are required when the following criteria is met:

- an elevated walking surface where there is a drop off 30 inches or greater measured vertically
- the height of a guardrail must be at least 36 inches

Name guardrails, railings, rail, balustrade, bannister  
Variants:

Most metal, wood, plastic  
Common  
Materials:

Most railing, post, top rail, mid rail, vertical rail, balusters, anchors, brackets  
Common  
Components:

## Location & Inspection of Guardrails

Abilities or Knowledge Needed:	- Visual acuity for location & inspection
	- Mobility for access to all areas of the property
	- Understanding of item's components

Tools for Location & Inspection	Useful:	none
	Required:	length measuring device

Common Locations:	Unit/Inside:	balconies, stairs, decks, hallways
	Outside:	balconies, stairs, decks, retaining walls, rooftops

How to Locate:	Visual Observation:	Look in common locations for elevated walkways and the surrounding areas for railings or bannisters installed to prevent falling.
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Possible Deficiencies:	Deficiency 1:	Guardrail is missing where required
	Deficiency 2:	Components are missing
	Deficiency 3:	Guardrail is not secure

## Deficiency 1:      Guardrail is missing where required

Rationales:      Safety, Indirect: If a guardrail is missing, this increases the probability of falls that may lead to injury.

                         Routine Maintenance, Direct: It is reasonable to expect that missing guardrails would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.

Health and      This is a severe health and safety issue requiring a 24-hour repair.  
Safety  
Determination:

How to Inspect:      Visual Observation:      Look in the unit, common areas, and outside for the presence of a guardrail, specifically near an elevated walking surface where there is a drop off 30 inches or greater measured vertically.

                         Action:      Measure the drop off distance if unsure if vertical distance is 30 inches or greater.

Record      the guardrail is missing where required.  
deficiency if:



## Deficiency 3:      Guardrail is not secure

Rationale:            Safety, Indirect: If a guardrail is not secure, this may increase the probability of falls that may lead to injury.

Routine Maintenance, Direct: It is reasonable to expect that guardrails that are not secure would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.

Health and Safety Determinations:      This is a standard health and safety issue requiring a repair, correction, or act of abatement for this deficiency should occur within 30 days.

How to Inspect:      Action:                              Grab the guardrail and apply moderate force to each section, pushing and pulling rapidly to ensure it is securely affixed.

Record deficiency if:      the guardrail has any movement when pushed and pulled.

# Guardrails, Version 1-2 (23 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.