

TITLE: EGRESS
 VERSION: V3.0
 DATE PUBLISHED: 08/11/23

DEFINITION: A safe, continuous, and unobstructed path of travel from any point in the building, unit, or structure to the public way.
 PURPOSE: Provide a means of escape and rescue access in the event of an emergency.
 COMMON COMPONENTS: Door; Window; Escape ladder; Fire escape; Stairwell
 LOCATION: Unit Hallway, stairwell, corridor, sleeping room
 Inside Hallway, stairwell, corridor
 Outside Hallway, stairwell, corridor
 MORE INFORMATION: Related standards: Door – Entry; Door – General; Window; Stairs; Fire Escape; and Sidewalk, Walkway, and Ramp

DEFICIENCY 1: Obstructed means of egress.
 LOCATION: Unit Inside Outside

DEFICIENCY 2: Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.
 LOCATION: Unit

DEFICIENCY 3: Fire escape access is obstructed.
 LOCATION: Unit

DEFICIENCY I — UNIT: OBSTRUCTED MEANS OF EGRESS.

DEFICIENCY CRITERIA: The exit access or exit is obstructed.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Identify the exit access and exit.
 - Visually inspect for any obstruction that may render the means of egress inaccessible.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - An exit access is a path from any interior location to an exit.
 - An exit is a door to the outside or enclosed exit stairway.
 - The following are examples of conditions on doors that may obstruct means of egress:
 - Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an exit or any door along the exit access.
 - Double key cylinder lock on a bedroom door.
 - When fixed security bars are present that cover a door that is the designated means of egress from the building.
 - Any lock on movable security bars for doors requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
 - Placement of an item or furniture that obstructs a means of egress.

DEFICIENCY I — INSIDE: OBSTRUCTED MEANS OF EGRESS.

DEFICIENCY CRITERIA: The exit access or exit is obstructed.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Identify the exit access and exit.
- Visually inspect for any obstruction that may render the means of egress inaccessible.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - An exit access is a path from any interior location to an exit.
- An exit is a door to the outside or enclosed exit stairway.
- The following are examples of conditions on doors that may obstruct means of egress:

- Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an exit or any door along the exit access.
- When fixed security bars are present that cover a door that is the designated means of egress from the building.
- Any lock on movable security bars for doors requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Placement of an item or furniture that obstructs a means of egress.

DEFICIENCY I — OUTSIDE: OBSTRUCTED MEANS OF EGRESS.

DEFICIENCY CRITERIA: The exit discharge is obstructed.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Identify the exit discharge.
- Visually inspect for any obstruction that may render the means of egress inaccessible.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - An exit discharge is a path from an exit to a public way.
- A keyed exterior gate or fence is considered a condition that may obstruct the means of egress.
- If an item located on the outside is obstructing access to the fire escape, then evaluate under this deficiency.

DEFICIENCY 2 — UNIT: SLEEPING ROOM IS LOCATED ON THE 3RD FLOOR OR BELOW AND HAS AN OBSTRUCTED RESCUE OPENING.

DEFICIENCY CRITERIA: Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Identify rooms used for sleeping.
 - Visually inspect for any obstructed rescue opening.

- REQUEST FOR HELP:**
- None

- ACTION:**
- Verify the rescue opening fully opens.

- MORE INFORMATION:**
- If there is a fire escape adjacent to the rescue opening, then evaluate under Deficiency 3.
 - Resident-owned property should not be evaluated as an obstruction to the rescue opening.
 - The following are examples of conditions that may obstruct a rescue opening:
 - Window locks that require a key, a tool, or special knowledge or effort to operate (from the interior).
 - When fixed security bars are present that cover a window that is the designated rescue opening from the building.
 - Any lock on movable security bars for windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
 - Placement of an item or furniture that is not resident owned and obstructs a rescue opening.
 - A permanently installed window-mounted air conditioner.

DEFICIENCY 3 — UNIT: FIRE ESCAPE ACCESS IS OBSTRUCTED.

DEFICIENCY CRITERIA: Fire escape access is obstructed.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Identify all fire escapes.
 - Visually inspect for any obstructed fire escapes.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - Resident-owned property should not be evaluated as an obstruction to the fire escape access.
 - The following are examples of conditions on windows that may obstruct fire escape access:
 - Window locks that require a key, a tool, or special knowledge or effort to operate (from the interior).
 - When fixed security bars are present that cover a window that provides fire escape access.
 - Any lock on movable security bars for windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
 - Placement of an item or furniture that is not resident owned and obstructs fire escape access.
 - A permanently installed window-mounted air conditioner.