

TITLE: FENCE AND GATE
 VERSION: V3.0
 DATE PUBLISHED: 06/20/23

DEFINITION: Fence: A barrier, railing, or other upright structure to control access.

Gate: A moveable barrier that closes an opening in a wall or fence.

PURPOSE: Establish a visual boundary and provide security and controlled access.

COMMON COMPONENTS: Post; Lock; Gate; Fencing material; Hinge; Latch; Nails

LOCATION: ☐ Unit None
☐ Inside None
☒ Outside Throughout the exterior, parking area

MORE INFORMATION:
 - This item includes, but is not limited to, utility fencing, pool fencing, fencing around unprotected heights, storm water management pond, daycares, as well as associated gates.
 - This item does not include perimeter (i.e., intended to provide full or partial enclosure of a property along or near the property lines), landscape, or decorative fencing.
 - A single or multi-panel garage door should be evaluated under Garage Door standard.

DEFICIENCY 1: Fence component is missing.

LOCATION: ☒ Outside

DEFICIENCY 2: Gate does not open, close, latch, or lock.

LOCATION: ☒ Outside

DEFICIENCY 3: Fence demonstrates signs of collapse.

LOCATION: ☒ Outside

DEFICIENCY I — OUTSIDE: FENCE COMPONENT IS MISSING.

DEFICIENCY CRITERIA: Fence component is missing (i.e., evidence of prior installation, but now not present or is incomplete), resulting in a hole that is approximately 20% or greater of the area of a single section of fence.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at each section of the fence for missing pickets or fence portions.

REQUEST FOR HELP: - None

ACTION: - Determine the approximate percentage of the section of fence impacted.

MORE INFORMATION: - A single section of fence is the portion of fence located between two consecutive posts.

DEFICIENCY 2 — OUTSIDE: GATE DOES NOT OPEN, CLOSE, LATCH, OR LOCK.

DEFICIENCY CRITERIA: Gate will not open.
 OR
 Gate will open when locked or latched.
 OR
 Gate will not close.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days
HCV PASS / FAIL: Fail
HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - None
- REQUEST FOR HELP:** - If lock is present on gate, ask the POA to unlock gate.
 - If a lock is present on the gate, ask the POA to lock the gate.
- ACTION:** - Open the gate fully.
 - Close the gate fully and latch the gate.
 - Attempt to open the gate without engaging the latch.
 - Attempt to open the locked gate while engaging the latch.
- MORE INFORMATION:** - If the fence is enclosing a utility item with the lock owned by the utility company, then the inspector should ensure that the gate is locked.
 - If a lock is not present, then do not evaluate it as a deficiency under this standard.
 - A single or multi-panel garage door should be evaluated under Garage Door standard.

DEFICIENCY 3 — OUTSIDE: FENCE DEMONSTRATES SIGNS OF COLLAPSE.

DEFICIENCY CRITERIA: Fence demonstrates signs of collapse.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look for failing (e.g., rotten, eaten, rusted, cracking) fence posts that allow all or part of a fence panel to become unstable, lean, or fall.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None
