

TITLE: GUARDRAIL
VERSION: V3.0
DATE PUBLISHED: 06/20/23

DEFINITION: A barrier along an open, raised walking surface.

PURPOSE: Protect from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces.

COMMON COMPONENTS: Railing; Post; Top rail; Mid rail; Vertical rail; Baluster; Anchors; Brackets

LOCATION:

<input checked="" type="checkbox"/>	Unit	All accessible walking surfaces within the dwelling and those areas to which the resident has sole access (e.g., dwelling balconies, stairs, ramps, decks, hallways).
<input checked="" type="checkbox"/>	Inside	All accessible walking surfaces within the interior common spaces (e.g., stairs, ramps, hallways).
<input checked="" type="checkbox"/>	Outside	All accessible walking surfaces (e.g., balconies, stairs, ramps, decks, patios, retaining walls) throughout the exterior built environment (i.e., human-made structures, features, and facilities).

MORE INFORMATION:

- A retaining wall that is not adjacent to a walking surface should not be evaluated under this standard.
- A retaining wall that is adjacent to a walking surface (e.g., patio, sidewalk) should be evaluated under this standard.

DEFICIENCY 1: Guardrail is missing or not installed.

LOCATION:

<input checked="" type="checkbox"/> Unit — Affirmative Habitability Requirement	<input checked="" type="checkbox"/> Inside — Affirmative Habitability Requirement
<input checked="" type="checkbox"/> Outside — Affirmative Habitability Requirement	

DEFICIENCY 2: Guardrail is not functionally adequate.

LOCATION:

<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
--	--	---

DEFICIENCY I — UNIT:

GUARDRAIL IS MISSING OR NOT INSTALLED.

AFFIRMATIVE HABITABILITY REQUIREMENT

DEFICIENCY CRITERIA:

The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.

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 any elevated walking surfaces.
- If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is present.
- If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP:

- None

ACTION:

- If present, measure the vertical distance between the elevated walking surface and the floor or grade below.

More Information:

- This deficiency should only be evaluated in areas that are accessible to the resident.

DEFICIENCY I — INSIDE:

GUARDRAIL IS MISSING OR NOT INSTALLED.

AFFIRMATIVE HABITABILITY REQUIREMENT

DEFICIENCY CRITERIA:

The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.

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 any elevated walking surfaces.
- If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is present.
- If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP:

- None

ACTION:

- If present, measure the vertical distance between the elevated walking surface and the floor or grade below.

More Information:

- This deficiency should only be evaluated in areas that are accessible to the resident.

DEFICIENCY I — OUTSIDE:

GUARDRAIL IS MISSING OR NOT INSTALLED.

AFFIRMATIVE HABITABILITY REQUIREMENT

DEFICIENCY CRITERIA: The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.

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 any elevated walking surfaces.
 - If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is present.
 - If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP: - None

ACTION: - If present, measure the vertical distance between the elevated walking surface and the floor or grade below.

More Information: - This deficiency should only be evaluated in areas that are accessible to the resident.

DEFICIENCY 2 — UNIT: **GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.**

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).
 OR
 Guardrail is damaged (i.e., visibly defective; impacts functionality).
 OR
 Guardrail is less than 30 inches in height.
 OR
 Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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 guardrails.
 - Visually inspect to identify any missing functional component(s) or damage.
 - Visually inspect to determine if the guardrail is securely attached at connection and anchor points.
 - Determine if the guardrail can reasonably protect from fall hazards.
- REQUEST FOR HELP:** - None
- ACTION:**
- Measure the height of the guardrail.
 - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is securely attached.
- MORE INFORMATION:**
- A functional component (e.g., top rail, base rail, anchor, fastener, post, baluster, or picket) is one that is critical to the guardrail protecting from fall hazards.
 - A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.
-

DEFICIENCY 2 — INSIDE: GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).
 OR
 Guardrail is damaged (i.e., visibly defective; impacts functionality).
 OR
 Guardrail is less than 30 inches in height.
 OR
 Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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 guardrails.
 - Visually inspect to identify any missing functional component(s) or damage.
 - Visually inspect to determine if the guardrail is securely attached at connection and anchor points.
 - Determine if the guardrail can reasonably protect from fall hazards.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Measure the height of the guardrail.
 - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is securely attached.
- MORE INFORMATION:**
- A functional component (e.g., top rail, base rail, anchor, fastener, post, baluster, or picket) is one that is critical to the guardrail protecting from fall hazards.
 - A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.

DEFICIENCY 2 — OUTSIDE: GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).
 OR
 Guardrail is damaged (i.e., visibly defective; impacts functionality).
 OR
 Guardrail is less than 30 inches in height.
 OR
 Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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 guardrails.
 - Visually inspect to identify any missing functional component(s) or damage.
 - Visually inspect to determine if the guardrail is securely attached at connection and anchor points.
 - Determine if the guardrail can reasonably protect from fall hazards.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Measure the height of the guardrail.
 - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is securely attached.
- MORE INFORMATION:**
- A functional component (e.g., top rail, base rail, anchor, fastener, post, baluster, or picket) is one that is critical to the guardrail protecting from fall hazards.
 - A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.