

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

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: 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).
 Inside All accessible walking surfaces within the interior common spaces (e.g., stairs, ramps, hallways).
 Outside All accessible walking surfaces (e.g., balconies, stairs, ramps, decks, rooftops, 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: Unit — Affirmative Habitability Requirement Inside — Affirmative Habitability Requirement
 Outside — Affirmative Habitability Requirement

DEFICIENCY 2: Guardrail is not functionally adequate.
LOCATION: Unit Inside 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:

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REQUEST FOR HELP:

- None

ACTION:

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More Information:

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DEFICIENCY I — OUTSIDE:

GUARDRAIL IS MISSING OR NOT INSTALLED.

AFFIRMATIVE HABITABILITY REQUIREMENT

DEFICIENCY CRITERIA:

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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.

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