

TITLE: DOOR — GENERAL
VERSION: V2.1
DATE PUBLISHED: 4/2/21

DEFINITION: Panel that provides an opening in a building or room and provides separation (i.e., closes an opening).
PURPOSE: Provides privacy, manages the physical atmosphere inside a room (e.g., heating and cooling), and may prevent the spread of fire or smoke.
NAME VARIANTS: Sliding door; Entrance; Entry; Exit
COMMON MATERIALS: Wood; Steel; Fiberglass; Vinyl; Composite; Glass
COMMON COMPONENTS: Frame; Sill; Jamb; Handle; Door sweep; Lock set; Threshold; Hinge; Casing
LOCATION: Unit All passage doors throughout the Unit (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).
 Inside All passage doors throughout the Inside (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).
 Outside All exterior doors throughout the Outside (i.e., a door into a utility room, storage room, or mechanical room).
MORE INFORMATION: Privacy within a bathroom should be evaluated under the Toilet standard and Bathtub and Shower standard, respectively.

DEFICIENCY 1: A passage door does not open.
LOCATION: Unit Inside

DEFICIENCY 2: A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.
LOCATION: Unit Inside

DEFICIENCY 3: A passage door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.
LOCATION: Unit

DEFICIENCY 4: An exterior door component is damaged, inoperable, or missing.
LOCATION: Outside

DEFICIENCY I — UNIT: A PASSAGE DOOR DOES NOT OPEN.

DEFICIENCY CRITERIA: A passage door does not open such that it may limit the resident’s ability to move freely between rooms.

HEALTH AND SAFETY DETERMINATION: Standard
 The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If a passage door does not open such that it may limit the resident’s ability to move freely between rooms, then there may be an increased safety risk for the resident in the event of an emergency.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If a passage door does not open, then the resident’s ability to move freely between rooms may be limited.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	A resident is likely to notice if a passage door does not open such that it may limit the resident’s ability to move freely between rooms and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

- OBSERVATION:** - Identify all passage doors within the Unit.
- REQUEST FOR HELP:** - None
- ACTION:** - With the passage door closed, engage the doorknob or handle to verify if the door does not open such that it may limit the resident’s ability to move freely between rooms.
- More Information:** - A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers.

- A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3.
- Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
- If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY I — INSIDE: A PASSAGE DOOR DOES NOT OPEN.

DEFICIENCY CRITERIA: A passage door does not open such that it may limit the resident’s ability to move freely between rooms.

HEALTH AND SAFETY DETERMINATION: Standard
 The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If a passage door does not open such that it may limit the resident’s ability to move freely between rooms, then there may be an increased safety risk for the resident in the event of an emergency.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If a passage door does not open, then the resident’s ability to move freely between rooms may be limited.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify a passage door that does not open such that it may limit the resident’s ability to move freely between rooms. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.

INSPECTION PROCESS:

OBSERVATION: - Identify all passage doors within the Inside.

REQUEST FOR HELP: - None

ACTION: - With the passage door closed, engage the doorknob or handle to verify if the door does not open such that it may limit the resident’s ability to move freely between rooms.

More Information: - A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers.

- A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3.
- Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
- If the door provides a means of access to the Inside from the Outside, then it should be evaluated under the Door – Entry standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — UNIT: A PASSAGE DOOR COMPONENT IS DAMAGED, INOPERABLE, OR MISSING AND THE DOOR IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).

OR

A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).

OR

A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: N/A

HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident's reasonable expectation of privacy may be limited.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident may not be able to fully use a feature of the Unit that is expected to be provided and maintained as part of the rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	A resident is likely to notice a passage door component that is damaged, inoperable, or missing and the door is not functionally adequate, and to recognize it is important enough to report it to property management because it may limit the resident's privacy. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident's privacy.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all passage doors within the Unit.
 - Visually inspect each passage door to identify any component that is damaged, inoperable, or missing.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Determine if the passage door is not functionally adequate.
- More Information:**
- A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers.
 - A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3.
 - Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
 - If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard.

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None
- USEFUL:**
- None
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DEFICIENCY 2 — INSIDE: A PASSAGE DOOR COMPONENT IS DAMAGED, INOPERABLE, OR MISSING AND THE DOOR IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).

OR

A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).

OR

A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: N/A

HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixture, features, or appliances, which are reasonably assumed to be part of their rent.	If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of the rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify a passage door component that is damaged, inoperable, or missing and the door is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in usability barriers.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all passage doors within the Inside.
 - Visually inspect each passage door to identify any component that is damaged, inoperable, or missing.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Determine if the passage door is not functionally adequate.

- More Information:
- A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers.
 - A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3.
 - Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
 - If the door provides a means of access to the Inside from the Outside, then it should be evaluated under the Door – Entry standard.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None
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DEFICIENCY 3 — UNIT: A PASSAGE DOOR THAT IS NOT INTENDED TO PERMIT ACCESS BETWEEN ROOMS HAS A DAMAGED, INOPERABLE, OR MISSING COMPONENT.

DEFICIENCY CRITERIA: A passage door that is not intended to permit access between rooms has a damaged (i.e., visibly defective; impacts functionality) component.
 OR
 A passage door that is not intended to permit access between rooms has an inoperable (i.e., component is not meeting function or purpose, with or without visible damage) component.
 OR
 A passage door that is not intended to permit access between rooms has a missing (i.e., evidence of prior installation, but is now not present or is incomplete) component.

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.
CORRECTION TIMEFRAME: N/A
HCV PASS / FAIL: N/A
HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If a passage door that is not intended to permit access between rooms has a damaged, inoperable, or missing component, then the resident's reasonable expectation of privacy of their personal property may be limited.
R6	Usability or Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixture, features, or appliances, which are reasonably assumed to be part of their rent.	If a passage door that is not intended to permit access between rooms has a damaged, inoperable, or missing component, then the resident may not be able to fully use a feature of the Unit that is expected to be provided and maintained as part of the rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	A resident is likely to notice a passage door that is not intended to permit access between rooms and has a damaged, inoperable, or missing component and to recognize it is important enough to report it to property management because it may limit the resident's privacy or present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident's privacy or present usability barriers.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all passage doors that are not intended to permit access between rooms.
 - Visually inspect each identified door for any component that is damaged, inoperable, or missing.
- REQUEST FOR HELP:**
- None
- ACTION:**
- None
- More Information:**
- A passage door that is not intended to permit access between rooms may include, but is not limited to:
 - pantry door; and
 - closet door.
 - A passage door that is intended to permit access between rooms (e.g., bedroom door, laundry room door) should be evaluated under Deficiency 2.
 - Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None
- USEFUL:**
- None
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DEFICIENCY 4 — OUTSIDE: AN EXTERIOR DOOR COMPONENT IS DAMAGED, INOPERABLE, OR MISSING.

DEFICIENCY CRITERIA: An exterior door component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., component is not meeting function or purpose, with or without visible damage), or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If an exterior door component is damaged, inoperable, or missing, then the resident may be able to access areas that may be unsafe or not intended for the resident's use, which may result in an increased safety risk to the resident of injury.
M2	Corrective Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify an exterior door component that is damaged, inoperable, or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all exterior doors.
 - Visually inspect each exterior door to identify any component that is damaged, inoperable, or missing.
- REQUEST FOR HELP:**
- None
- ACTION:**
- None
- More Information:**
- Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door — Fire Labeled standard.
 - If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door — Entry standard.
 - If the door provides a means of access to the Inside from the Outside, then it should be evaluated under the Door — Entry standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: DOOR — GENERAL

VERSION: V2.1

DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
Location		V2.1	2021-04-02
Unit	Revised description		
Inside	Revised description		
Outside	Revised description		
More Information	Revised response	V2.1	2021-04-02
Deficiency 1		V2.1	2021-04-02
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised observation, request for help, action, and more information		
Tools or Equipment	Unit & Inside: Revised required tools or equipment		
Deficiency 2		V2.1	2021-04-02
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Health and Safety Determination	Unit & Inside: Revised to "N/A"		
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised observation, request for help, action, and more information		
Tools or Equipment	Unit & Inside: Revised required tools or equipment		
Deficiency 3		V2.1	2021-04-02
Title	Unit: Revised title		
Deficiency Criteria	Unit: Revised deficiency criteria		

Health and Safety Determination	Unit: Revised to "N/A"		
Rationale	Unit: Revised rationales, types, and explanations		
Inspection Process	Unit: Revised observation, request for help, action, and more information		
Tools or Equipment	Unit: Revised required tools or equipment		
Deficiency 4	Added deficiency	V2.1	2021-04-02
Title	Outside: Added title		
Deficiency Criteria	Outside: Added deficiency criteria		
Health and Safety Determination	Outside: Added as "Standard"		
Rationale	Outside: Added rationales, types, and explanations		
Inspection Process	Outside: Added observation, request for help, action, and more information		
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 2		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Tools or Equipment	Removed distance measuring device		
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31

Deficiency 1	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 3	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		

Rationales	Updated following in-house review and public comment	VI-2	2019-12-27
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-27
