

TITLE: EGRESS
VERSION: V2.1
DATE PUBLISHED: 4/2/21

DEFINITION: A safe, continuous, and unobstructed path of travel from any point in the building, unit, or structure to the public way.
PURPOSE: To get all occupants out of a building in a safe and expeditious manner during a fire or other emergency.
NAME VARIANTS: Door; Window; Hallway; Escape ladder; Fire escape; Stairwell
COMMON MATERIALS: Wood; Glass; Metal
COMMON COMPONENTS: Door; Window; Escape ladder; Fire escape; Stairwell
LOCATION: Unit Hallway, stairwell, corridor
 Inside Hallway, stairwell, corridor
 Outside None
MORE INFORMATION: Related standards: Door — Entry; Door — General; Window; Stairs; Fire Escape; and Sidewalk, Walkway, and Ramp

DEFICIENCY 1: Obstructed egress on a building 4 stories or more.
LOCATION: Unit Inside

DEFICIENCY 2: Obstructed egress on a building 3 stories or less.
LOCATION: Unit Inside

DEFICIENCY 1 — UNIT: OBSTRUCTED EGRESS ON A BUILDING 4 STORIES OR MORE.

DEFICIENCY CRITERIA: Egress door or window does not fully open.
 OR
 There is not a minimum of 2 unobstructed means of egress from a building to the public way and 1 unobstructed primary means of egress from the unit to the exit access.

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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	In a building with 4 stories or more, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.
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.	In a building with 4 stories or more, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may not be able to fully use the egress points to safely exit.
M1	Corrective Maintenance	Direct	It is reasonable to expect that a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	In a building with 4 stories or more, a resident is likely to notice an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress within the unit and to recognize this is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

OBSERVATION: - Look for a minimum of 2 means of egress from a building to the public way and 1 primary means of egress from the unit to the exit access.
 - Verify the exit discharge is unobstructed.

REQUEST FOR HELP: - None

ACTION: - Verify the egress door fully opens, if applicable.

- Verify the egress window fully opens, if applicable.
- Verify the minimum number of unobstructed means of egress are present.

More Information: The following are examples of conditions on doors and windows that may obstruct means of egress to the exit access:

- 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.
- Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).
- When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.
- Any lock on moveable security bars for doors or windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Housekeeping or storage practices of placing items that obstruct a primary means of egress.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY I — INSIDE: OBSTRUCTED EGRESS ON A BUILDING 4 STORIES OR MORE.

DEFICIENCY CRITERIA: Egress door or window does not fully open.
 OR
 There is not a minimum of 2 unobstructed means of egress from a building to the public way, if so designed, and 1 unobstructed primary means of egress from the inside location to the exit access.

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

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RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	In a building with 4 stories or more, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.
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.	In a building with 4 stories or more, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may not be able to fully use the egress points to safely exit.
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.	In a building with 4 stories or more, property management would be expected to ensure that staff members understand how to identify an egress door or window that does not fully open or has less than the minimum number of unobstructed means of egress. 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:**
- Look for a minimum of 2 means of egress from a building to the public way, if so designed, and one 1 primary means of egress from the inside location to the exit access.
 - Verify the exit discharge is unobstructed.
- REQUEST FOR HELP:** - None
- ACTION:** - Verify the egress door fully opens, if applicable.

- Verify the egress window fully opens, if applicable.
- Verify the minimum number of unobstructed means of egress are present.

More Information: The following are examples of conditions on doors and windows that may obstruct means of egress to the exit access:

- 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.
- Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).
- When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.
- Any lock on moveable security bars for doors or windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Housekeeping or storage practices of placing items that obstruct a primary means of egress.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — UNIT: OBSTRUCTED EGRESS ON A BUILDING 3 STORIES OR LESS.

DEFICIENCY CRITERIA: Egress door or window does not fully open.
 OR
 There is not a minimum of 2 unobstructed means of egress from a building to the public way and 1 unobstructed primary means of egress from the unit to the exit access.

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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	In a building with 3 stories or less, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.
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.	In a building with 3 stories or less, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may not be able to fully use the egress points to safely exit.
M1	Corrective Maintenance	Direct	It is reasonable to expect that a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	In a building with 3 stories or less, a resident is likely to notice an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for a minimum of 2 means of egress from a building to the public way and 1 primary means of egress from the unit to the exit access.
 - Verify the exit discharge is unobstructed.
- REQUEST FOR HELP:** - None
- ACTION:** - Verify the egress door fully opens, if applicable.

- Verify the egress window fully opens, if applicable.
 - Verify the minimum number of unobstructed means of egress are present.
- More Information:
- Child safety window guards that are normally found in apartment and public hallway windows to protect children 10 years of age or younger from falling to the outside of the building are typically lightweight metal construction and can be dislodged with a reasonable degree of force when necessary; these should not be considered as obstructed egress unless they are improperly installed or constructed.
 - A hasp attached to moveable security bars is not a deficiency provided that the inspector can test the bars to evaluate proper operation.
 - The following are examples of conditions on doors and windows that may obstruct means of egress to the exit access:
 - 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.
 - Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).
 - When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.
 - Any lock on moveable security bars for doors or windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
 - Housekeeping or storage practices of placing items that obstruct a primary means of egress.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: OBSTRUCTED EGRESS ON A BUILDING 3 STORIES OR LESS.

DEFICIENCY CRITERIA: Egress door or window does not fully open.
 OR
 There is not a minimum of 2 unobstructed means of egress from a building to the public way and 1 unobstructed primary means of egress from the inside location to the exit access.

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

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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.	In a building with 3 stories or less, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may not be able to fully use the egress points to safely exit.
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.	In a building with 3 stories or less, property management would be expected to ensure that staff members understand how to identify an egress door or window that does not fully open or has less than the minimum number of unobstructed means of egress. 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:

- Look for a minimum of 2 means of egress from a building to the public way, if so designed, and 1 primary means of egress from the inside location to the exit access.
- Verify the exit discharge is unobstructed.

REQUEST FOR HELP: - None

ACTION: - Verify the egress door fully opens, if applicable.

- Verify the egress window fully opens, if applicable.
- Verify the minimum number of unobstructed means of egress are present.

More Information:

- Child safety window guards that are normally found in apartment and public hallway windows to protect children 10 years of age or younger from falling to the outside of the building are typically lightweight metal construction and can be dislodged with a reasonable degree of force when necessary; these should not be considered as obstructed egress unless they are improperly installed or constructed.
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 - Any lock on moveable security bars for doors or windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
 - Housekeeping or storage practices of placing items that obstruct a primary means of egress.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None
-

SUMMARY OF CHANGES

TITLE: EGRESS
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	2.1	2021-04-02
More Information	Revised response	V2.0	2020-10-28
Deficiency 1		V2.0	2020-10-28
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations;		
Inspection Process	Revised observation, action, and more information		
Tools or Equipment	Changed required to "None"		
Deficiency 2		V2.0	2020-10-28
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations;		
Inspection Process	Revised observation, action, and more information		
Tools or Equipment	Changed required to "None"		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	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	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		
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 2	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		
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	Removed deficiency	VI.3	2020-07-31
Deficiency 4	Removed deficiency	VI.3	2020-07-31