

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

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**DEFINITION:** A vertical transport vehicle, generally powered by electric motors that either drive traction cables and counterweight systems or pump hydraulic fluid to raise a cylindrical piston.

**PURPOSE:** Move people or things between a multi-story building's floors to their desired floor.

**NAME VARIANTS:** Lift; Freight elevator; Service elevator

**COMMON MATERIALS:** Metal; Plastic; Glass

**COMMON COMPONENTS:** Cab; Door; Handrail; Buttons; Security phones; Lighting; Emergency aid button; Casing; Transition strip; Security gate

**LOCATION:**

<input type="checkbox"/>	Unit	None
<input checked="" type="checkbox"/>	Inside	Hallway, building entrance or lobby, parking garage
<input type="checkbox"/>	Outside	None

**MORE INFORMATION:** None

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**DEFICIENCY 1:** Elevator is inoperable.

**LOCATION:**  Inside

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**DEFICIENCY 2:** Elevator door does not fully open and close.

**LOCATION:**  Inside

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**DEFICIENCY 3:** Elevator cab is not level with the floor.

**LOCATION:**  Inside

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**DEFICIENCY 4:** Safety door or emergency phone is inoperable.

**LOCATION:**  Inside

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DEFICIENCY I — INSIDE: ELEVATOR IS INOPERABLE.

DEFICIENCY CRITERIA: Elevator is inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).

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	Direct	Resident could be injured because of this condition.	If the elevator is inoperable, then the resident's accessibility and egress or ingress is reduced. If the elevator is inoperable, then the resident may be trapped inside the elevator.
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 the elevator is inoperable, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their 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.	If the elevator is inoperable, then the resident will likely report this deficiency, and presence of this deficiency may indicate that complaint-based work orders are not being addressed.
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.	If the elevator is inoperable, then this will likely be identified through routine maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the elevator is inoperable, then capital costs may be required to repair the deficiency.

INSPECTION PROCESS:

- OBSERVATION:
- Look to see that each elevator responds to the call and arrives to the intended floor.
  - Look to make sure that the elevator cab is present.

- Look for the elevator certificate.

REQUEST FOR HELP: - If the elevator certificate is not present, ask the POA to show the elevator certificate.

ACTION: - Approach each elevator panel on the main floor of the building and push the control button.  
- Verify the elevator certificate is not expired.

More Information: - If the site has more than one elevator, then all elevators must be in working condition.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 2 — INSIDE: ELEVATOR DOOR DOES NOT FULLY OPEN AND CLOSE.**

**DEFICIENCY CRITERIA:** Elevator door does not fully open and close.

**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	Direct	Resident could be injured because of this condition.	If the elevator door does not fully open and close, there may be an increased safety risk to the resident due to fall hazards, which may result in injury.
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 the elevator door does not fully open and close, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their 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 when an elevator door does not fully open and close. Management practices would be expected to assure prompt creation and prioritization of a work order to repair the elevator door because it may result in safety hazards or usability barriers.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the elevator door does not fully open and close, then it may indicate preventative maintenance activities could be improved.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look to ensure that the door fully opens.
  - Look to ensure that the door fully closes.

REQUEST FOR HELP: - None

ACTION: - Enter the elevator on the main level and select a floor above you as your destination.  
- Wait for the elevator to arrive at the next level.  
- Select the main floor as your destination and wait for the elevator doors to fully close.

More Information: - If the site has more than one elevator, then all must be in working condition.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 3 — INSIDE: ELEVATOR CAB IS NOT LEVEL WITH THE FLOOR.**

**DEFICIENCY CRITERIA:** There is more than a 3/4-inch difference in level between the elevator cab and the building's floor.

**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	Direct	Resident could be injured because of this condition.	If the elevator cab is not level with the floor, then there is a trip hazard for the resident.
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.	If the elevator cab is not level with the floor, then the resident will likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
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.	If the elevator cab is not level with the floor, then this will likely be identified through routine maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the elevator cab is not level with the floor, this may indicate that preventative maintenance activities are not being addressed.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look to ensure that the elevator cab is level with the building's floor.

**REQUEST FOR HELP:** - None

**ACTION:**

- Enter the elevator on the main level and select a floor above you as your destination.
- Wait for the elevator to arrive at the next level and let the doors open.
- Measure the difference between the elevator cab and the building floor.

More Information: - If the site has more than one elevator, then all must be in working condition.

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TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

**DEFICIENCY 4 — INSIDE: SAFETY DOOR OR EMERGENCY PHONE IS INOPERABLE.**

**DEFICIENCY CRITERIA:** Safety door has malfunctioned or is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).  
 OR  
 Emergency call system has malfunctioned or is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).

**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	Direct	Resident could be injured because of this condition.	If the elevator safety door or emergency call system is inoperable, then the resident may be injured by the closing door.
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 the elevator safety door or emergency call system is inoperable, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their 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.	If the elevator safety door or emergency call system is inoperable, then the resident will likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
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.	If the elevator safety door or emergency call system is inoperable, then this will likely be identified through routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the elevator safety door or emergency call system is inoperable,



this may indicate that preventative maintenance activities are not being addressed.

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**INSPECTION PROCESS:**

- OBSERVATION:**
- Observe if the elevator has a safety device.
  - Review the elevator safety certificate to determine if the emergency call system is current.
- REQUEST FOR HELP:**
- If the elevator certificate not present, ask the POA to show the elevator certificate.
- ACTION:**
- Verify the elevator certificate is not expired.
  - Block the door and trigger the safety door system.
- More Information:**
- Not all elevators will have these safety devices; if they are not present then disregard this deficiency.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- None
- USEFUL:**
- None
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**SUMMARY OF CHANGES**

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

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Inspection Process	Revised more information		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
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 action and more information		
Tools or Equipment	Revised to required items to "None"		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Deficiency Criteria	Copy edits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Inspection Process	Revised more information		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Inspection Process	Revised more information		

<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Name Variants</b>	<b>Revised name variants</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Materials</b>	<b>Revised common materials</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Separated by inspectable location – Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable location		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety 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		
<b>Deficiency 2</b>	<b>Separated by inspectable location – Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable location		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety 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		

<b>Deficiency 3</b>	<b>Separated by inspectable location – Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable location		
Health and Safety 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		
<b>Deficiency 4</b>	<b>Added by inspectable location – Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added title; added inspectable location		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added "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	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		