

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

DEFINITION: Device or placard that identifies the egress route in case of an emergency.

PURPOSE: The function of lighted LED exit signs is to allow you to find the exit or emergency egress route in the event of an emergency and provide better visibility in a fire situation.

NAME VARIANTS: AC-powered; AC-powered with battery back-up; AC-powered with in-line generator back-up; Photoluminescent; Basic placards

COMMON MATERIALS: Plastic; Metal

COMMON COMPONENTS: Lighting; Batteries; Photoluminescent; Basic placards

LOCATION:

<input type="checkbox"/>	Unit	None
<input checked="" type="checkbox"/>	Inside	Hallway; stairway; corridor
<input checked="" type="checkbox"/>	Outside	Hallway; stairway; corridor

MORE INFORMATION: None

DEFICIENCY 1: Exit sign that clearly identifies the emergency exit is missing or obstructed.

LOCATION: Inside Outside

DEFICIENCY 2: Exit sign that clearly identifies the emergency exit is damaged or not securely affixed.

LOCATION: Inside Outside

DEFICIENCY 3: Lighted exit sign does not illuminate or there is no adjacent or other internal illumination in operation on or near the sign.

LOCATION: Inside Outside

DEFICIENCY I — INSIDE: EXIT SIGN THAT CLEARLY IDENTIFIES THE EMERGENCY EXIT IS MISSING OR OBSTRUCTED.

DEFICIENCY CRITERIA: Exit sign is missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 Exit sign is obstructed so that the word “EXIT” is not clearly visible.

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
R1	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If the exit sign is missing or obstructed, and there is an emergency, then the resident may be unable to safely and expeditiously exit the unit or building.
R2	Safety	Indirect	Resident could be injured because of this condition.	If the exit sign is missing or obstructed, and there is an emergency, then the resident may be unable to safely and expeditiously exit the unit or building.
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 exit sign is missing or obstructed, then it is likely that routine maintenance is not being performed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If the exit sign is missing or obstructed, then it is likely that preventative maintenance activities are not being performed.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for evidence that indicates an exit sign was previously installed but is missing at the time of inspection.
 - Look at the exit sign from multiple viewpoints; ensure the exit sign is not obstructed and the word “EXIT” is clearly visible.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** Exceptions:
- Exit signs are not required in rooms or areas that require only one exit or exit access.

- Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the fire code official.
- Exit signs are not required in dayrooms, sleeping rooms, or dormitories.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Electrical testing equipment

DEFICIENCY I — OUTSIDE: EXIT SIGN THAT CLEARLY IDENTIFIES THE EMERGENCY EXIT IS MISSING OR OBSTRUCTED.

DEFICIENCY CRITERIA: Exit sign is missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 Exit sign is obstructed so that the word “EXIT” is not clearly visible.

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CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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R2	Safety	Indirect	Resident could be injured because of this condition.	If the exit sign is missing or obstructed, and there is an emergency, then the resident may be unable to safely and expeditiously exit the unit or building.
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 exit sign is missing or obstructed, then it is likely that routine maintenance is not being performed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If the exit sign is missing or obstructed, then it is likely that preventative maintenance activities are not being performed.

INSPECTION PROCESS:

- OBSERVATION:**
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- Exit signs are not required in dayrooms, sleeping rooms, or dormitories.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Electrical testing equipment

DEFICIENCY 2 — INSIDE: EXIT SIGN THAT CLEARLY IDENTIFIES THE EMERGENCY EXIT IS DAMAGED OR NOT SECURELY AFFIXED.

DEFICIENCY CRITERIA: Exit sign is damaged (i.e., visibly defective; impacts functionality).
 OR
 Exit sign is not securely affixed.

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
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If the exit sign is damaged or not securely affixed, and there is an emergency, then the resident may be unable to safely and expeditiously exit.
R2	Safety	Indirect	Resident could be injured because of this condition.	If the exit sign is damaged or not securely affixed, and there is an emergency, then the resident may be unable to safely and expeditiously exit.
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 exit sign is damaged or not securely affixed, then the resident may report this, and its presence could 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 exit sign is damaged or not securely affixed, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the exit sign from multiple angles to identify damage (e.g., placard is cracked; missing pieces).
 - Look to determine if the exit sign is hanging loose from its mount (i.e., is not securely affixed).
- REQUEST FOR HELP:** - None
- ACTION:** - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — OUTSIDE: EXIT SIGN THAT CLEARLY IDENTIFIES THE EMERGENCY EXIT IS DAMAGED OR NOT SECURELY AFFIXED.

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CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

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CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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- OBSERVATION:**
- Look at the exit sign from multiple angles to identify damage (e.g., placard is cracked; missing pieces).
 - Look to determine if the exit sign is hanging loose from its mount (i.e., not securely affixed).
- REQUEST FOR HELP:** - None
- ACTION:** - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 3 — INSIDE: LIGHTED EXIT SIGN DOES NOT ILLUMINATE OR THERE IS NO ADJACENT OR OTHER INTERNAL ILLUMINATION IN OPERATION ON OR NEAR THE SIGN

DEFICIENCY CRITERIA: Exit sign does not illuminate.
 OR
 There is no adjacent or other internal illumination in operation on or near the sign.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening The Severe Non-Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours
HCV PASS / FAIL: Fail
HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If the exit sign does not illuminate, and there is an emergency, then the resident may be unable to safely and expeditiously exit the unit or building.
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M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If exit sign does not illuminate, then it is likely that preventative maintenance activities are not being performed.

INSPECTION PROCESS:

- OBSERVATION:**
- Observe the exit sign is illuminated, or there is a lighting source that ensures continued illumination for a duration of not less than 90 minutes in case of primary power loss.
 - Observe the sign illumination means is connected to an emergency power system provided from storage batteries, unit equipment, or an onsite generator.
- REQUEST FOR HELP:** - None
- ACTION:** - If a test button is present, press and hold the test button for 30 seconds.

- Back-up battery-powered light should come on and stay on for the entire 30 seconds.
- If there is no test button, ensure the AC-powered sign is fully lit.

- More Information:
- If multiple signs are present, note the area of the impacted sign.
 - Some AC-powered signs may have unutilized test buttons and some back-up batteries may be remotely located.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror; Telescoping pole or ladder
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DEFICIENCY 3 — OUTSIDE: LIGHTED EXIT SIGN DOES NOT ILLUMINATE OR THERE IS NO ADJACENT OR OTHER INTERNAL ILLUMINATION IN OPERATION ON OR NEAR THE SIGN

DEFICIENCY CRITERIA: Exit sign does not illuminate.
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HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

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- REQUEST FOR HELP:** - None

- ACTION:**
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 - If there is no test button, ensure the AC-powered sign is fully lit.
- More Information:**
- If multiple signs are present, note the area of the impacted sign.
 - Some AC-powered signs may have unutilized test buttons and some back-up batteries may be remotely located.
-

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None
- USEFUL:**
- Flashlight; Inspection mirror; Telescoping pole or ladder
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SUMMARY OF CHANGES

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

FIELD	CHANGE	VERSION	DATE
-----	Copyedits	V2.1	2021-04-02
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"		
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	V1.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31
Common Components	Revised common components	V1.3	2020-07-31
Location	Revised inspectable locations	V1.3	2020-07-31
More Information	Field added	V1.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Inside and Outside	V1.3	2020-07-31
Title	Revised 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; response revised		
Deficiency 2	Separated by inspectable locations — Inside and Outside	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 3	Separated by inspectable locations — Inside and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Severe Non-Life-Threatening”; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “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		
Copy edits	----	VI-I	2019-11-26