DEFINITION: An apparatus on the outside of a building used for escaping from a building on fire.

PURPOSE: Provides a means of alternative emergency egress from the interior of the building to the exterior.

NAME VARIANTS: Emergency egress; Exit stairs

COMMON MATERIALS: Metal; Wood; Masonry

COMMON COMPONENTS: Stairs; Ladder; Platform; Guardrail; Handrail; A counterbalanced stairway; Drop ladder

LOCATION: □ Unit None
□ Inside None
☒ Outside Exterior of building—typically high-rises and other multi-story buildings—near windows and exterior doors.

MORE INFORMATION: A blocked fire escape should be evaluated under the Egress standard.

DEFICIENCY 1: Fire escape component is damaged or missing.
LOCATION: □ Unit None
□ Inside None
☒ Outside Exterior of building—typically high-rises and other multi-story buildings—near windows and exterior doors.
**Deficiency I — Outside:** **Fire escape component is damaged or missing.**

**Deficiency Criteria:**
Any stair, ladder, platform, guardrail, or handrail is damaged (i.e., visibly defective; impacts functionality).
OR
Any stair, ladder, platform, guardrail, or handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).

**Health and Safety Determination:**
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:**

<table>
<thead>
<tr>
<th>Code</th>
<th>Category</th>
<th>Type</th>
<th>Description</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>Health</td>
<td>Indirect</td>
<td>Condition could affect resident’s mental, or physical, or psychological state.</td>
<td>If a fire escape component is damaged or missing, and there is an emergency, then resident may sustain an injury when using.</td>
</tr>
<tr>
<td>R2</td>
<td>Safety</td>
<td>Indirect</td>
<td>Resident could be injured because of this condition.</td>
<td>If a fire escape component is damaged or missing, and there is an emergency, then the resident’s ability to safely egress the building is limited, which may jeopardize their safety.</td>
</tr>
<tr>
<td>R6</td>
<td>Usability and Operability of Fixtures</td>
<td>Direct</td>
<td>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.</td>
<td>If a fire escape component is damaged or missing, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</td>
</tr>
<tr>
<td>M2</td>
<td>Routine Maintenance</td>
<td>Direct</td>
<td>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.</td>
<td>If a fire escape component is damaged or missing, then it should be detected through daily maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</td>
</tr>
<tr>
<td>M3</td>
<td>Preventative Maintenance</td>
<td>Direct</td>
<td>This defect indicates that a property is not following preventative maintenance practices for the item or equipment.</td>
<td>If a fire escape component is damaged or missing, then property management may not be following their preventative maintenance plan.</td>
</tr>
<tr>
<td>M4</td>
<td>Capital Cost</td>
<td>Direct</td>
<td>This defect, on its own, is significant enough to be a capital cost to repair.</td>
<td>If a fire escape component is damaged or missing, then it may be very expensive to replace or fix the defect.</td>
</tr>
</tbody>
</table>
INSPECTION PROCESS:

Observation:  
- Check the fire escape stairs, platforms, guardrails, and handrails for damage, deterioration, or any condition that renders the component unusable or unsafe to traverse.
- Inspect for missing fire escape components.

Request for Help:  
- None

Action:  
- None

More Information:  
- If a window or door leading to the fire escape is blocked, refer to the Egress standard.
- If the fire escape itself is blocked, refer to the Egress standard.
- There is no requirement for inspectors to go on the fire escape as this is a visual observation from the ground or unit.

TOOLS OR EQUIPMENT:

Required:  
- None

Useful:  
- None
# SUMMARY OF CHANGES

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

<table>
<thead>
<tr>
<th>Field</th>
<th>Change</th>
<th>Version</th>
<th>Date</th>
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<tbody>
<tr>
<td>-----</td>
<td>Copyedits</td>
<td>V2.1</td>
<td>2021-04-02</td>
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<tr>
<td>Deficiency I</td>
<td>Added standardized description</td>
<td>V2.0</td>
<td>2020-10-28</td>
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<tr>
<td>Health and Safety Determination</td>
<td>Field added, response input as &quot;Fail&quot;</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<tr>
<td>Overall Formatting</td>
<td>Complete rework of document format and layout</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<td>Definition</td>
<td>Revised definition</td>
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<td>2020-07-31</td>
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<td>Purpose</td>
<td>Field added</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<td>Name Variants</td>
<td>Revised name variants</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<tr>
<td>Common Components</td>
<td>Revised common components</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<tr>
<td>More Information</td>
<td>Field added</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<tr>
<td>Deficiency I</td>
<td>Separated by inspectable location — Outside</td>
<td>V1.3</td>
<td>2020-07-31</td>
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<tr>
<td>Definition</td>
<td>Updated</td>
<td>V1.1</td>
<td>2019-11-26</td>
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**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
Page 4 of 5
**Most Common Materials**  Updated  V1-1  2019-11-26

**Most Common Components**  Updated  V1-1  2019-11-26

**Tools for Location and Inspection**  Updated  V1-1  2019-11-26

**Common Locations**  Updated  V1-1  2019-11-26

**How to Locate**  Updated  V1-1  2019-11-26

**Deficiency 1**  Updated  V1-1  2019-11-26

- **Title**  Updated
- **Rationale**  Updated
- **How to Inspect**  Updated
- **Inspection Process and Procedures**  Updated
- **Report Deficiency if**  Updated

**Deficiency 2**  Eliminated; incorporated into Deficiency 1  V1-1  2019-11-26

**Deficiency 3**  Eliminated; incorporated into Deficiency 1  V1-1  2019-11-26