

TITLE: [FIRE EXTINGUISHER](#)

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.

PURPOSE: Put out a small fire by directing onto it a substance that cools the burning material, deprives the flame of oxygen, or interferes with the chemical reactions occurring in the flame.

NAME VARIANTS: None

COMMON MATERIALS: Metals; Plastic; Steel

COMMON COMPONENTS: Tank; Locking pin; Handle or operating lever; Pressure gauge; Discharge hose and nozzle; Mounting bracket; Fire extinguisher cabinet; Inspection tag

LOCATION:

<input checked="" type="checkbox"/>	Unit	Includes, but is not limited to: hallways, kitchens, laundry rooms, mechanical rooms
<input checked="" type="checkbox"/>	Inside	Includes, but is not limited to: hallways, kitchens, laundry rooms, common areas, mechanical rooms
<input checked="" type="checkbox"/>	Outside	Parking garages, breezeways, property exterior, roof tops

MORE INFORMATION: None

DEFICIENCY 1: Fire extinguisher pressure gauge reads over or under-charged.

LOCATION: Unit Inside Outside

DEFICIENCY 2: Fire extinguisher service tag is missing, illegible, or expired.

LOCATION: Unit Inside Outside

DEFICIENCY 3: Fire extinguisher is missing.

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: [FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER-CHARGED.](#)

DEFICIENCY CRITERIA: Pressure gauge indicates that the fire extinguisher is over or undercharged.

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.	If a fire extinguisher pressure gauge reads over or under-charged, and there is a fire, then the resident may be injured.
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 fire extinguisher pressure gauge reads over or under-charged, 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.	If a fire extinguisher pressure gauge reads over or under-charged, then this should be identified through routine maintenance, 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.	If a fire extinguisher pressure gauge reads over or under-charged, then it may indicate that preventative maintenance activities are not occurring.

INSPECTION PROCESS:

- OBSERVATION: - Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None

USEFUL: - None

DEFICIENCY I — INSIDE: [FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER-CHARGED.](#)

DEFICIENCY CRITERIA: Pressure gauge indicates that the fire extinguisher is over or under-charged.

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INSPECTION PROCESS:

- OBSERVATION: - Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None

USEFUL: - None

DEFICIENCY I — OUTSIDE: [FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER-CHARGED.](#)

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INSPECTION PROCESS:

- OBSERVATION: - Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — UNIT: [FIRE EXTINGUISHER SERVICE TAG IS MISSING, ILLEGIBLE, OR EXPIRED.](#)

DEFICIENCY CRITERIA: The date on the service tag of any fire extinguisher has exceeded one year.
 OR
 The fire extinguisher tag is missing or illegible.
 OR
 A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

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.	If a fire extinguisher service tag is missing, illegible, or expired, and there is a fire, then it may not function and result in the resident being unable to extinguish the fire.
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 fire extinguisher service tag is missing, illegible, or expired, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.
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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 a fire extinguisher service tag is missing, illegible, or expired, then it may indicate that preventative maintenance activities are not occurring.

INSPECTION PROCESS:

OBSERVATION: - Look at a chargeable fire extinguisher and verify the date on the service tag.

REQUEST FOR HELP: - None

ACTION: - None

- More Information:
- If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.
 - Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: [FIRE EXTINGUISHER SERVICE TAG IS MISSING, ILLEGIBLE, OR EXPIRED.](#)

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INSPECTION PROCESS:

OBSERVATION: - Look at a chargeable fire extinguisher and verify the date on the service tag.

REQUEST FOR HELP: - None

ACTION: - None

- More Information:
- If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.
 - Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: [FIRE EXTINGUISHER SERVICE TAG IS MISSING, ILLEGIBLE, OR EXPIRED.](#)

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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

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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 a fire extinguisher service tag is missing, illegible, or expired, then this should be identified through routine maintenance, 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.	If a fire extinguisher service tag is missing, illegible, or expired, then it may indicate that preventative maintenance activities are not occurring.

INSPECTION PROCESS:

OBSERVATION: - Look at a chargeable fire extinguisher and verify the date on the service tag.

REQUEST FOR HELP: - None

ACTION: - None

- More Information:
- If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.
 - Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — UNIT: [FIRE EXTINGUISHER IS MISSING.](#)

DEFICIENCY CRITERIA: Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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.	If a fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete) and there is a fire, then there may be an increased safety risk to the resident of fire-related injury, such as burns or smoke inhalation.
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 fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete), then the resident cannot use the fire extinguisher in the event of a fire.
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 fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete) within their unit and to recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order for a fire extinguisher that is missing (i.e., evidence of prior installation, but now not present or is incomplete) because it may result in safety hazards.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Fire extinguishers should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If a fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete), then it may indicate preventative maintenance activities could be improved.

INSPECTION PROCESS:

OBSERVATION: - Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, and marked cabinets).

REQUEST FOR HELP: - Ask the POA to show all fire extinguishers.

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — INSIDE: [FIRE EXTINGUISHER IS MISSING.](#)

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CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

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R2	Safety	Indirect	Resident could be injured because of this condition.	If a fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete) and there is a fire, then there may be an increased safety risk to the resident of fire-related injury, such as burns or smoke inhalation.
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 fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete), then the resident cannot use the fire extinguisher in the event of a fire.
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 fire extinguisher that is missing (i.e., evidence of prior installation, but now not present or is incomplete). Management practices would be expected to assure prompt creation and prioritization of a work order to replace the missing fire extinguisher 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.	Fire extinguishers should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If a fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete), then it may indicate preventative maintenance activities could be improved.

INSPECTION PROCESS:

OBSERVATION: - Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, and marked cabinets).

REQUEST FOR HELP: - Ask the POA to show all fire extinguishers.



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ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — OUTSIDE: [FIRE EXTINGUISHER IS MISSING.](#)

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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.	If a fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete), then the resident cannot use the fire extinguisher in the event of a fire.
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 fire extinguisher that is missing (i.e., evidence of prior installation, but now not present or is incomplete). Management practices would be expected to assure prompt creation and prioritization of a work order to replace the missing fire extinguisher 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.	Fire extinguishers should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If a fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete), then it may indicate preventative maintenance activities could be improved.

INSPECTION PROCESS:

OBSERVATION: - Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, and marked cabinets).

REQUEST FOR HELP: - Ask the POA to show all fire extinguishers.

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

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

FIELD	CHANGE	VERSION	DATE
----	Copy edits	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
Title	Copy edits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Deficiency 3	Added Outside location	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, request for help, action, and more information		
Overall Formatting	Complete rework of document format and layout	V1.3	2020-07-31
Definition	Revised definition	V1.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31
Common Materials	Revised common materials	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	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit, 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 “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, 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 “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	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
