

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

DEFINITION: An opening in the floor that drains water into the plumbing system.
PURPOSE: An opening in the floor used to drain water into the plumbing system, which carries it from the built environment.
NAME VARIANTS: None
COMMON MATERIALS: Plastic; Steel; Brass; Aluminum; Brushed nickel; Cast iron
COMMON COMPONENTS: Strainer; Grate or cover; Trap; Trap seal
LOCATION: Unit Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc.
 Inside Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc.
 Outside Stairwell, entryway, etc.
MORE INFORMATION: None

DEFICIENCY 1: Drain is fully blocked.
LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: DRAIN IS FULLY BLOCKED.

DEFICIENCY CRITERIA: Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.

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 standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.
R2	Safety	Indirect	Resident could be injured because of this condition.	If standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.
R3	Sanitary	Indirect	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.
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 standing water within the unit and to recognize it is important enough to report to property management because it may result in damage to personal property. Property management should be expected to prioritize a work order for standing water because it may result in water damage to finish materials.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the floor drain for the presence of standing water in contact with the floor drain.
 - Look at the floor drain for the presence of obstructions to water flow.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - This deficiency applies to floor drains attached to the sanitary drainage system.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY I — INSIDE: DRAIN IS FULLY BLOCKED.

DEFICIENCY CRITERIA: Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.

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.	In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.
R2	Safety	Indirect	Resident could be injured because of this condition.	In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.
R3	Sanitary	Indirect	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	In an area accessible to the resident, if standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.
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 blockages or standing water over a floor drain within the Inside area. Management practices would be expected to assure prompt creation and prioritization of a work order to unblock the drain, because standing water due to a blockage may result in water damage to interior finish materials.

INSPECTION PROCESS:

- OBSERVATION: - Look at the floor drain for the presence of standing water in contact with the floor drain.
- Look at the floor drain for the presence of obstructions to water flow.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - This deficiency applies to floor drains attached to the sanitary drainage system.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None
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DEFICIENCY I — OUTSIDE: DRAIN IS FULLY BLOCKED.

DEFICIENCY CRITERIA: Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.

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	Indirect	Resident could be injured because of this condition.	In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.
R3	Sanitary	Indirect	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	In an area accessible to the resident, if standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.
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 blockages or standing water over a floor drain throughout the exterior built environment. Management practices would be expected to assure prompt creation and prioritization of a work order to unblock the drain, because standing water due to a blockage may result in safety or sanitary hazards.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the floor drain for the presence of standing water in contact with the floor drain.
 - Look at the floor drain for the presence of obstructions to water flow.
- REQUEST FOR HELP:** - None
- ACTION:** - None

More Information: - This deficiency applies to floor drains attached to the sanitary drainage system.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

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

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Definition	Revised definition	V2.0	2020-10-28
Purpose	Revised purpose	V2.0	2020-10-28
Common Components	Copyedits	V2.0	2020-10-28
Location	Copyedits	V2.0	2020-10-28
Deficiency I	Added Outside location	V2.0	2020-10-28
Title	Revised title		
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	Copy edits		
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
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency I	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	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		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-20
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-20