

TITLE: GRAB BAR
VERSION: V2.1
DATE PUBLISHED: 4/2/21

DEFINITION: Safety device designed to be grasped and enable a person to maintain balance.

PURPOSE: To assist a person when maneuvering or transferring their weight.

NAME VARIANTS: Handle; Safety handle; Slip handle; Railing; Shower railing; Handrail

COMMON MATERIALS: Metal; Plastic

COMMON COMPONENTS: Handle; Bar; Mounting hardware

LOCATION: Unit Bathroom
 Inside Bathroom
 Outside None

MORE INFORMATION: For the purposes of this inspection, “grab bar” is the term used for handrails located in a bathroom. All other handrails must be inspected using the Handrail standard.

DEFICIENCY 1: Grab bar is not secure.

LOCATION: Unit Inside

DEFICIENCY I — UNIT: GRAB BAR IS NOT SECURE.

DEFICIENCY CRITERIA: Any movement whatsoever is detected in the grab bar.

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.	If any movement whatsoever is detected in the grab bar, and the resident grabs it for stability, then they may fall and 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 any movement whatsoever is detected in the grab bar, then resident may be unable to use a fixture 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 any movement whatsoever is detected in the grab bar, then the resident will likely report the deficiency and its presence 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 any movement whatsoever is detected in the grab bar, then it should be identified through routine maintenance activities and the deficiency's presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - If present, grab the bar in the middle and apply moderate force back and forth.

More Information: - None



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY I — INSIDE GRAB BAR IS NOT SECURE.

DEFICIENCY CRITERIA: Any movement whatsoever is detected in the grab bar.

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.	If any movement whatsoever is detected in the grab bar, and the resident grabs it for stability, then they may fall and 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 any movement whatsoever is detected in the grab bar, then the resident may be unable to use a fixture 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 any movement whatsoever is detected in the grab bar, then the resident will likely report the deficiency and its presence 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 any movement whatsoever is detected in the grab bar, then it should be identified through routine maintenance activities and the deficiency's presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - If present, grab the bar in the middle and apply moderate force back and forth.

More Information: - None



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: GRAB BAR
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Deficiency I		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Components	Revised common components	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		
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		