

TITLE: LIGHTING — EXTERIOR

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: Fixed artificial lighting (e.g., walkway lighting, pole lighting, wall packs, and canopy lights) that is used to illuminate exterior areas (e.g., entryways, parking lots, and exterior stairwells).

PURPOSE: Provide illumination of the building exterior and surrounding grounds in order to provide safe travel and enhanced security.

NAME VARIANTS: Motion-sensor light; Security light; Spotlight; Street light; Flood light; Landscape lighting

COMMON MATERIALS: Plastic; Copper; Aluminum; Brass; Glass; Stainless steel; Steel; Cast iron; Galvanized steel

COMMON COMPONENTS: Fixture casing; Ballast; Wires; Starter socket; Tube socket; Tube receptacle; Ballast attachment screw; Light posts; Globes

LOCATION:

<input type="checkbox"/>	Unit	None
<input type="checkbox"/>	Inside	None
<input checked="" type="checkbox"/>	Outside	Throughout the Outside.

MORE INFORMATION: None

DEFICIENCY 1: A permanently installed light fixture is missing, damaged, or not secure.

LOCATION: Outside

DEFICIENCY I — OUTSIDE: A PERMANENTLY INSTALLED LIGHT FIXTURE IS MISSING, DAMAGED, OR NOT SECURE.

DEFICIENCY CRITERIA: A permanently installed light fixture is missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 A permanently installed light fixture is damaged (i.e., visibly defective; impacts functionality).
 OR
 A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.

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 a permanently installed light fixture is missing, damaged, or not secure to the designed attachment point or the attachment point is not stable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.
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 permanently installed light fixture that is missing, damaged, or not secure to the designed attachment point or the attachment point is not stable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

INSPECTION PROCESS:

OBSERVATION:

- Identify all permanently installed light fixtures.
- Visually inspect for any signs of a missing or damaged light fixture.
- Determine if each light fixture is secure.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If an electrical conductor is not enclosed or properly insulated, then it should be evaluated under the Electrical –
Conductor standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: LIGHTING — EXTERIOR
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FIELD	CHANGE	VERSION	DATE
Location	Revised inspectable location	V2.1	2021-04-02
More Information	Added field	V2.1	2021-04-02
Deficiency 1		V2.1	2021-04-02
Title	Outside: Revised title		
Deficiency Criteria	Outside: Revised deficiency criteria		
Rationale	Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Outside: Revised Observation, Request for Help, Action, and More Information		
Deficiency 2	Removed previous deficiency	V2.1	2021-04-02
Definition	Revised definition	V2.0	2020-10-28
More Information	Revised to “None”	V2.0	2020-10-28
Deficiency 1		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 and explanations		
Inspection Process	Revised observation, request for help, and action		
Deficiency 2		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	Copy edits		
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
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 1	Consolidated previous deficiencies 1, 3, and 4 Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Revised title; added inspectable location		
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		
Deficiency 2	Separated by inspectable location – Outside	VI.3	2020-07-31
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		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-26
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-26