

TITLE: [STAIRS](#)
 VERSION: V2.1
 DATE PUBLISHED: 4/2/21

DEFINITION: A series of steps or flights of steps, connected by landings.
 PURPOSE: For (personal) traffic (i.e., egress or ingress) going from one level to the next.
 NAME VARIANTS: Steps; Stairways; Stairwells; Flight
 COMMON MATERIALS: Wood; Metal; Concrete; Masonry
 COMMON COMPONENTS: Treads; Stringers; Risers; Railings; Nosing
 LOCATION: Unit Hallway, stairwell
 Inside Hallway, stairwell
 Outside Along elevated walking paths
 MORE INFORMATION: None

DEFICIENCY 1: Tread is missing or damaged.
 LOCATION: Unit Inside Outside

DEFICIENCY 2: Stringer is damaged.
 LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: TREAD IS MISSING OR DAMAGED.

DEFICIENCY CRITERIA: Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 Tread on a set of stairs is loose or unlevel.
 OR
 A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.

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	Direct	Resident could be injured because of this condition.	If a tread is missing or damaged, then there is an increased probability of falls that may lead to injury.
R2	Safety	Indirect	Resident could be injured because of this condition.	If a tread is missing or damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.
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 a tread is missing or damaged, then the resident will likely report this, and the presence of this deficiency 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 a tread is missing or damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:
- Look at the entire set of stairs for the presence of treads.
 - If present, examine each tread and nosing for damage.
 - Identify evidence of a previously installed tread that is now not present or is incomplete.

REQUEST FOR HELP: - None

ACTION: - If tread nosing is damaged or broken, measure each occurrence.
- Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.

More Information: - If accessory treads are present, then verify if they are secure and level.

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY I — INSIDE: TREAD IS MISSING OR DAMAGED.

DEFICIENCY CRITERIA: Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).
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TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY I — OUTSIDE: [TREAD IS MISSING OR DAMAGED.](#)

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TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 2 — UNIT: [STRINGER IS DAMAGED.](#)

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

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:

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INSPECTION PROCESS:

OBSERVATION: - Look at the entire set of stairs and, if visible, examine the stringers for signs of damage.
 - If instability is detected while walking on the stairs, look to determine if instability is likely caused by a damaged stringer.
 - Look to ensure the stringer is attached to the structure.

REQUEST FOR HELP: - None

ACTION: - Walk up the entire set of stairs to determine the stability of the stairs (i.e., feel for stability or bouncing).

More Information: - Generally, stringers may only be visible on exterior stairs.
 - If not visible, then the inspector is unable to evaluate this deficiency.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: [STRINGER IS DAMAGED.](#)

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

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

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Deficiency 1		V2.0	2020-10-28
Title	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Copyedits		
Deficiency 2		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Copyedits		
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
Location	Revised inspectable locations	V1.3	2020-07-31
More Information	Field added	V1.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit, Inside, and Outside	V1.3	2020-07-31
Title	Revised 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		
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	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		
Deficiency 3	Deficiency removed	VI.3	2020-07-31
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