

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

DEFINITION: Load-bearing system within the built environment (i.e., human-made structures, features, and facilities).
PURPOSE: Safely support and transfer weight load.
NAME VARIANTS: Frame; Framing; Infrastructure; Shell; Load-bearing wall; Rebar
COMMON MATERIALS: Concrete; Wood; Cement; Metal; Brick; Clay; Stone
COMMON COMPONENTS: Foundation; Beam; Floor; Wall; Roof; Slab; Plinth
LOCATION: Unit All accessible areas within the dwelling and those areas to which the resident has sole access (e.g., dwelling balconies, decks, patios, basements).
 Inside All accessible areas within the interior common spaces.
 Outside All accessible areas throughout the exterior built environment (e.g., rooftop decks, patios, playgrounds).
MORE INFORMATION: If failure is present at a structural element, then it should be evaluated under the respective standard, which may include but is not limited to:
 - Ceiling
 - Chimney
 - Fence — Security
 - Floor Covering and Finish
 - Foundation
 - Retaining Wall
 - Roof Assembly
 - Site Drainage (erosion impacting the integrity of a structural element)
 - Stairs
 - Trip Hazard (associated with failure of sidewalks, walkways, and ramps)
 - Wall Covering and Finish — Exterior
 - Wall Covering and Finish — Interior

DEFICIENCY 1: Structural system exhibits signs of serious failure.
LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: STRUCTURAL SYSTEM EXHIBITS SIGNS OF SERIOUS FAILURE.

DEFICIENCY CRITERIA: Structural system exhibits signs of serious failure and may threaten the resident’s safety.

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	Direct	Resident could be injured because of this condition.	If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.
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 structural system exhibits signs of serious failure within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.
PPI	Market Appeal	Indirect	If this defect occurs, HUD or the property would suffer reputational harm.	If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property’s market appeal.

INSPECTION PROCESS:

OBSERVATION: - Visually inspect the structural system for signs of failure.

REQUEST FOR HELP: - If an area within this inspection location is locked, request access from the resident or POA.

ACTION: - None

More Information: If signs of failure are present at a structural element, then it should be evaluated under the respective standard, which may include but is not limited to:

- Ceiling
- Fence — Security
- Floor Covering and Finish
- Foundation
- Retaining Wall
- Roof Assembly
- Site Drainage (erosion impacting the integrity of a structural element)
- Stairs
- Trip Hazard (associated with failure of sidewalks, walkways, and ramps)
- Wall Covering and Finish — Exterior
- Wall Covering and Finish — Interior

If signs of failure are present and cannot be attributed to a specific structural element, then evaluate under this standard.

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror

DEFICIENCY I — INSIDE: STRUCTURAL SYSTEM EXHIBITS SIGNS OF SERIOUS FAILURE.

DEFICIENCY CRITERIA: Structural system exhibits signs of serious failure and may threaten the resident’s safety.

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	Direct	Resident could be injured because of this condition.	If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.
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 if a structural system exhibits signs of serious failure. 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.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.
PPI	Market Appeal	Indirect	If this defect occurs, HUD or the property would suffer reputational harm.	If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property’s market appeal.

INSPECTION PROCESS:

OBSERVATION: - Visually inspect the structural system for signs of failure.

REQUEST FOR HELP: - If an area within this inspection location is locked, request access from the resident or POA.

ACTION: - None

More Information: If signs of failure are present at a structural element, then it should be evaluated under the respective standard, which may include but is not limited to:

- Ceiling
- Fence — Security
- Floor Covering and Finish
- Foundation
- Retaining Wall
- Roof Assembly
- Site Drainage (erosion impacting the integrity of a structural element)
- Stairs
- Trip Hazard (associated with failure of sidewalks, walkways, and ramps)
- Wall Covering and Finish — Exterior
- Wall Covering and Finish — Interior
- If signs of failure are present and cannot be attributed to a specific structural element, then evaluate under this standard.

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror
-

DEFICIENCY I — OUTSIDE: STRUCTURAL SYSTEM EXHIBITS SIGNS OF SERIOUS FAILURE.

DEFICIENCY CRITERIA: Structural system exhibits signs of serious failure and may threaten the resident’s safety.

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	Direct	Resident could be injured because of this condition.	If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.
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 if a structural system exhibits signs of serious failure. 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.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.
PPI	Market Appeal	Indirect	If this defect occurs, HUD or the property would suffer reputational harm.	If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property’s market appeal.

INSPECTION PROCESS:

OBSERVATION: - Visually inspect the structural system for signs of failure.

REQUEST FOR HELP: - If an area within this inspection location is locked, request access from the resident or POA.

ACTION: - None

More Information: If signs of failure are present at a structural element, then it should be evaluated under the respective standard, which may include but is not limited to:

- Ceiling
- Fence — Security
- Floor Covering and Finish
- Foundation
- Retaining Wall
- Roof Assembly
- Site Drainage (erosion impacting the integrity of a structural element)
- Stairs
- Trip Hazard (associated with failure of sidewalks, walkways, and ramps)
- Wall Covering and Finish — Exterior
- Wall Covering and Finish — Interior
- If signs of failure are present and cannot be attributed to a specific structural element, then evaluate under this standard.

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror
-

SUMMARY OF CHANGES

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

FIELD	CHANGE	VERSION	DATE
Title	Revised title	V2.1	2021-04-02
Definition	Revised definition	V2.1	2021-04-02
Purpose	Revised purpose	V2.1	2021-04-02
Location	Revised inspectable locations	V2.1	2021-04-02
More Information	Added information	V2.1	2021-04-02
Deficiency I		V2.1	2021-04-02
Title	Unit, Inside, & Outside: Revised title		
Deficiency Criteria	Unit, Inside, & Outside: Revised deficiency criteria		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit, Inside, & Outside: Revised observation, request for help, action, and more information		
Definition	Revised definition	V2.0	2020-10-28
Deficiency I		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		
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	VI.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; response revised		
Deficiency 2	Removed	VI.3	2020-07-31
Deficiency 3	Removed	VI.3	2020-07-31