

TITLE: TRASH CHUTE

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: A large tube through which refuse is carried by means of gravity to a large waste receptacle at the bottom end.

PURPOSE: A means of discarding trash, typically located in high-rise buildings.

NAME VARIANTS: Garbage chute; Rubbish chute

COMMON MATERIALS: Metal

COMMON COMPONENTS: Chute; Door; Latch; Compactor; Chute discharge fire door with fusible link; Wash valve; Spray head; Springs; Handle; Counterbalance

LOCATION: Unit None
 Inside Hallways of high-rises, hallway closets of high-rises, typically located in the same place on every floor
 Outside None

MORE INFORMATION: None

DEFICIENCY 1: Chute door does not open or self-close and latch.

LOCATION: Inside

DEFICIENCY 2: Chute is clogged.

LOCATION: Inside

DEFICIENCY I — INSIDE: CHUTE DOOR DOES NOT OPEN OR SELF-CLOSE AND LATCH.

DEFICIENCY CRITERIA: Chute door does not open.
 OR
 Chute door does not self-close and latch.

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 the chute door does not self-close and latch, then it may present a fall risk for the resident. Additionally, if there is a fire, then it may provide a route for fire to move between locations through a building.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If the chute door does not open or self-close and latch, then the resident's ability to dispose of garbage in a sanitary manner may be impacted.
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 the chute door does not open or self-close and latch, then the resident may be unable to use a feature 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 the chute door does not open or self-close and latch, then the resident would likely report it because there is a barrier to usability, and the presence of this deficiency may indicate 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 the chute door does not open or self-close and latch, then this should be identified during regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:** - Look to see if the door closes automatically.
- REQUEST FOR HELP:** - None
- ACTION:** - Engage the latch and attempt to open the door.
- If the door opens, release the door handle.
- Ensure the door closes by itself.
- Attempt to open the door without engaging the latch.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - None
-

DEFICIENCY 2 — INSIDE: CHUTE IS CLOGGED.

DEFICIENCY CRITERIA: Trash is overflowing or backed up inside the chute.

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 trash is overflowing or backed up inside the chute, then there may be an increased risk of infestation, which may expose the resident to potential health risks (e.g., disease).
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If trash is overflowing or backed up inside the chute, then the resident's ability to dispose of garbage in a sanitary manner may be impacted.
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 trash is overflowing or backed up inside the chute, then the resident may be unable to use a feature 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 trash is overflowing or backed up inside the chute, then the resident would likely report it because there is a barrier to usability, and the presence of this deficiency may indicate 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 trash is overflowing or backed up inside the chute, then this should be identified during regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look to see if trash is accumulated anywhere inside the chute above and below the door.

REQUEST FOR HELP: - None

ACTION: - Open the chute door.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Flashlight

USEFUL: - None

SUMMARY OF CHANGES

TITLE: TRASH CHUTE
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		
Tools or Equipment	Revised to "None"		
Deficiency 2		V2.0	2020-10-28
Deficiency Criteria	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
Common Components	Revised common components	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 location – Inside	V1.3	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 – Inside	VI.3	2020-07-31
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		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 3	Removed deficiency	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
Copyedits	----	VI-2	2019-12-26