TITLE: FENCE — SECURITY

VERSION: V2.2

DATE PUBLISHED: 06/23/22

DEFINITION: A locking barrier, railing, or other upright structure, typically of wood or wire, fully enclosing an area of ground to mark a boundary and control access. Fence must be 4 feet or greater.

PURPOSE: Establishes a visual boundary and provides security and safety. Can help control access as a means of ingress or egress through the addition of a gate.

COMMON COMPONENTS: Post; Lock; Gate; Fencing material; Hinge; Latch; Nails

LOCATION: ☑ Outside Decks, patios, perimeter of property

MORE INFORMATION: This item includes, but is not limited to, utility fencing, fencing around unprotected heights (retaining wall fencing does not need to be enclosed), storm water management pond, daycares, and also includes the gates associated with this item.

DEFICIENCY 1: Fence components are missing.
LOCATION: ☑ Outside

DEFICIENCY 2: Gate does not open, close, latch, or lock.
LOCATION: ☑ Outside

DEFICIENCY 3: Fence demonstrates signs of collapse.
LOCATION: ☑ Outside
DEFICIENCY I — OUTSIDE:  FENCE COMPONENTS ARE MISSING.

DEFICIENCY CRITERIA:  Fence components are missing (i.e., evidence of prior installation, but now not present or is incomplete), resulting in a hole that is approximately 10% or greater of the area of a single section of fence. Components may include, but are not limited to, pickets, posts, and panels.

HEALTH AND SAFETY DETERMINATION:  Moderate  The Moderate 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

INSPECTION PROCESS:

- Observation:  Look at each section of the fence for missing pickets or fence portions.
- Request for Help:  None
- Action:  Determine the approximate percentage of the section of fence impacted.
- More Information:  A single section of fence is the portion of fence located between two consecutive posts. If a security fence is not present, then disregard this deficiency.
DEFICIENCY 2 — OUTSIDE: GATE DOES NOT OPEN, CLOSE, LATCH, OR LOCK.

DEFICIENCY CRITERIA: Gate will not open.
OR
Gate will open when locked or latched.
OR
Gate will not close.

HEALTH AND SAFETY DETERMINATION: Moderate
The Moderate 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

INSPECTION PROCESS:

OBSERVATION: None
REQUEST FOR HELP:
- If lock is present on gate, ask the POA to unlock gate.
- If a lock is present on the gate, ask the POA to lock the gate.

ACTION:
- Open the gate fully.
- Close the gate fully and latch the gate.
- Attempt to open the gate without engaging the latch.
- Attempt to open the locked gate while engaging the latch.

MORE INFORMATION:
- If the fence is enclosing a utility item with the lock owned by the utility company, then the inspector should ensure that the gate is locked.
### Deficiency 3 — Outside: Fence demonstrates signs of collapse.

<table>
<thead>
<tr>
<th>Deficiency Criteria:</th>
<th>Fence demonstrates signs of collapse.</th>
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</table>

<table>
<thead>
<tr>
<th>Health and Safety Determination:</th>
<th>Moderate</th>
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<tbody>
<tr>
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<tr>
<th>Correction Timeframe:</th>
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<tbody>
<tr>
<td>HCV Pass / Fail:</td>
<td>Fail</td>
</tr>
<tr>
<td>HCV Correction Timeframe:</td>
<td>30 days</td>
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</table>

**Inspection Process:**

- **Observation:** Look for failing (e.g., rotten, eaten, rusted, cracking) fence posts that allow all or part of a fence panel to become unstable, lean, or fall.
- **Request for Help:** None
- **Action:** None
- **More Information:** None
### SUMMARY OF CHANGES

**TITLE:** Fence - Security

**VERSION:** V2.2

**DATE PUBLISHED:** 06/23/22

<table>
<thead>
<tr>
<th>Field</th>
<th>Change</th>
<th>Version</th>
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<tbody>
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<td>Abbreviated published version</td>
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<td>V2.2</td>
<td>2022-06-23</td>
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<tr>
<td>Name Variants</td>
<td>Removed from published version</td>
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<tr>
<td>Common Materials</td>
<td>Removed from published version</td>
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<td></td>
</tr>
<tr>
<td>Rationale</td>
<td>Removed from published version</td>
<td></td>
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<tr>
<td>Tools or Equipment</td>
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<td></td>
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<tr>
<td>Health and Safety Determination</td>
<td>Outside: Relabeled from “Standard” to “Moderate”</td>
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<td>More Information</td>
<td>Revised response</td>
<td>V2.0</td>
<td>2020-10-28</td>
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<tr>
<td>Health and Safety Determination</td>
<td>Added standardized description</td>
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<tr>
<td>HCV Pass / Fail</td>
<td>Field added; response input as “Fail”</td>
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## Deficiency 3

**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

### Definition
Revised definition

### Purpose
Field added

### Name Variants
Revised name variants

### Common Materials
Revised common materials

### Common Components
Revised common components

### Location
Revised inspectable locations

### More Information
Field added

### Deficiency Criteria
Separated by inspectable locations — Outside

### Title
Revised title; added inspectable locations

### Deficiency Criteria
Revised deficiency criteria

### Health and Safety Determination
Revised to “Standard” 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

### 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”
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<td><strong>Title</strong></td>
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