

**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:**

<input type="checkbox"/>	Unit	None
<input type="checkbox"/>	Inside	None
<input checked="" type="checkbox"/>	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.**

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**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.

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**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

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**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.
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**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.**

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**DEFICIENCY CRITERIA:** Fence demonstrates signs of collapse.

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**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

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**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

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**SUMMARY OF CHANGES**

**TITLE:** FENCE - SECURITY

**VERSION:** V2.2

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

FIELD	CHANGE	VERSION	DATE
----	<b>Abbreviated published version</b>	V2.2	2022-06-23
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
<b>Deficiency 1</b>		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from "Standard" to "Moderate"		
<b>Deficiency 2</b>		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from "Standard" to "Moderate"		
<b>Deficiency 3</b>		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from "Standard" to "Moderate"		
----	<b>Copyedits</b>	V2.1	2021-04-02
<b>More Information</b>	<b>Revised response</b>	V2.0	2020-10-28
<b>Deficiency 1</b>		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<b>Deficiency 2</b>		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		

<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Name Variants</b>	<b>Revised name variants</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Materials</b>	<b>Revised common materials</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Separated by inspectable locations — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 2</b>	<b>Separated by inspectable locations — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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 categories, types, and explanations; added standard codes and descriptions
Inspection Process	Revised observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency; response revised
<b>Deficiency 3</b>	<b>Separated by inspectable locations – Outside</b>
	<b>VI.3</b>
	<b>2020-07-31</b>
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 categories, types, and explanations; added standard codes and descriptions
Inspection Process	Revised observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency; response revised