

IIILE:	GUAKD	KAIL		
VERSION:	V2.2			
DATE PUBLISHED:	06/23/	/22		
DEFINITION:	A barrie	r along an ope	n, raised wa	alking surface.
PURPOSE:	Protect	from fall hazar	ds along balo	conies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces.
COMMON COMPONENTS:	Railing;	Post; Top rail;	Mid rail; Ver	rtical rail; Baluster; Anchors; Brackets
LOCATION:		Unit		ssible walking surfaces within the dwelling and those areas to which the resident has sole e.g., dwelling balconies, stairs, ramps, decks, hallways).
	\boxtimes	Inside	All access	sible walking surfaces within the interior common spaces (e.g., stairs, ramps, hallways).
		Outside		ssible walking surfaces (e.g., balconies, stairs, ramps, decks, rooftops, retaining walls) out the exterior built environment (i.e., human-made structures, features, and facilities).
MORE INFORMATION:	None			
DEFICIENCY I:	Guardrail is	missing or not	installed.	
LOCATION:	Unit	\geq	Inside	Outside Outside
DEFICIENCY 2:	Guardrail co	mponent(s) mis	sing and the	e guardrail is functionally adequate.
LOCATION:	Unit		Inside	Outside
DEFICIENCY 3:	Guardrail an	chor or fastene	r is not secu	ure and the guardrail is functionally adequate.
LOCATION:	Unit	\geq	Inside	Outside
DEFICIENCY 4:	Guardrail is	not functionally	adequate.	
LOCATION:	⊠ Unit	lacktriangle	Inside	Outside



Deficiency I - Unit: GUARDRAIL IS MISSING OR NOT INSTALLED.

DEFICIENCY CRITERIA: The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed

(i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or

grade below.

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

INSPECTION PROCESS:

OBSERVATION: - Identify any elevated walking surfaces.

- If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is

- If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP:

- If present, measure the vertical distance between the elevated walking surface and the floor or grade below. ACTION:

MORE INFORMATION: - None



Deficiency I - Inside: Guardrail is missing or not installed.

DEFICIENCY CRITERIA: The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed

(i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or

grade below.

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

INSPECTION PROCESS:

OBSERVATION: - Identify any elevated walking surfaces.

- If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is

present.

- If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP: - None

ACTION: - If present, measure the vertical distance between the elevated walking surface and the floor or grade below.

MORE INFORMATION: - None



Deficiency I - Outside: Guardrail is missing or not installed.

DEFICIENCY CRITERIA: The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed

(i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or

grade below.

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

INSPECTION PROCESS:

OBSERVATION: - Identify any elevated walking surfaces.

- If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is

present.

- If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP: - None

ACTION: - If present, measure the vertical distance between the elevated walking surface and the floor or grade below.

MORE INFORMATION: - None

Deficiency 2 - Unit:GUARDRAIL COMPONENT(S) MISSING AND THE GUARDRAIL IS FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail component(s) missing (i.e., evidence of prior installation, but now is not present or is incomplete) and the

guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops,

hallways, retaining walls, and other walking surfaces).

HEALTH AND SAFETY DETERMINATION: Deficiencies critical to habitability but not presenting a substantive health or safety risk to Advisory

resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

OBSERVATION: - Identify all guardrails and visually inspect for missing component(s).

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - If the guardrail cannot meet its purpose as defined under this standard (i.e., it cannot protect from fall hazards along

balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces), then it should be

evaluated under Deficiency 4 of this standard.

Deficiency 2 - Inside: Guardrail component(s) missing and the guardrail is functionally adequate.

DEFICIENCY CRITERIA: Guardrail component(s) missing (i.e., evidence of prior installation, but now is not present or is incomplete) and the

guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops,

hallways, retaining walls, and other walking surfaces).

HEALTH AND SAFETY DETERMINATION: Advisory Deficiencies critical to habitability but not presenting a substantive health or safety risk to

resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

OBSERVATION: - Identify all guardrails and visually inspect for missing component(s).

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - If the guardrail cannot meet its purpose as defined under this standard (i.e., it cannot protect from fall hazards along

balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces), then it should be

evaluated under Deficiency 4 of this standard.

DEFICIENCY 2 - Outside: GUARDRAIL COMPONENT(S) MISSING AND THE GUARDRAIL IS FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail component(s) missing (i.e., evidence of prior installation, but now is not present or is incomplete) and the

guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops,

hallways, retaining walls, and other walking surfaces).

HEALTH AND SAFETY DETERMINATION: Deficiencies critical to habitability but not presenting a substantive health or safety risk to Advisory

resident.

N/A

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

CORRECTION TIMEFRAME:

OBSERVATION: - Identify all guardrails and visually inspect for missing component(s).

REQUEST FOR HELP: - None ACTION: - None

MORE INFORMATION: - If the guardrail cannot meet its purpose as defined under this standard (i.e., it cannot protect from fall hazards along

balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces), then it should be

evaluated under Deficiency 4 of this standard.



DEFICIENCY 3- Unit: Guardrail anchor or fastener is not secure and the guardrail is functionally adequate.

DEFICIENCY CRITERIA: There is movement at the guardrail anchor or fastener and the guardrail is functionally adequate (i.e., protecting

from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).

HEALTH AND SAFETY DETERMINATION: Advisory Deficiencies critical to habitability but not presenting a substantive health or safety risk to

resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: Pass
HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

OBSERVATION: - Identify all guardrails.

- After applying force, visually inspect to determine if the anchor or fastener is securely attached and intact.

REQUEST FOR HELP: - None

ACTION: - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if there is movement at

the guardrail anchor or fastener.

MORE INFORMATION: - If the Guardrail is detached or cannot meet its purpose as defined under this standard (i.e., it cannot protect from

fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces), then

it should be evaluated under Deficiency 4 of this standard.



DEFICIENCY 3- Inside: Guardrail anchor or fastener is not secure and the guardrail is functionally adequate.

DEFICIENCY CRITERIA: There is movement at the guardrail anchor or fastener and the guardrail is functionally adequate (i.e., protecting

from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).

HEALTH AND SAFETY DETERMINATION: Advisory Deficiencies critical to habitability but not presenting a substantive health or safety risk to

resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: Pass

HCV Correction Timeframe: N/A

INSPECTION PROCESS:

OBSERVATION: - Identify all guardrails.

- After applying force, visually inspect to determine if the anchor or fastener is securely attached and intact.

REQUEST FOR HELP: - None

ACTION: - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if there is movement at

the guardrail anchor or fastener.

MORE INFORMATION: - If the Guardrail is detached or cannot meet its purpose as defined under this standard (i.e., it cannot protect from

fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces), then

it should be evaluated under Deficiency 4 of this standard.



DEFICIENCY 3-0utside: Guardrail anchor or fastener is not secure and the guardrail is functionally adequate.

DEFICIENCY CRITERIA: There is movement at the guardrail anchor or fastener and the guardrail is functionally adequate (i.e., protecting

from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).

HEALTH AND SAFETY DETERMINATION: Advisory Deficiencies critical to habitability but not presenting a substantive health or safety risk to

resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL:

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

Pass

OBSERVATION: - Identify all guardrails.

- After applying force, visually inspect to determine if the anchor or fastener is securely attached and intact.

REQUEST FOR HELP: - None

ACTION: - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if there is movement at

the guardrail anchor or fastener.

MORE INFORMATION: - If the Guardrail is detached or cannot meet its purpose as defined under this standard (i.e., it cannot protect from

fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces), then

it should be evaluated under Deficiency 4 of this standard.

DEFICIENCY 4 — UNIT: GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall

hazards).

OR

Guardrail is damaged (i.e., visibly defective; impacts functionality).

OR

Guardrail is less than 30 inches in height.

OR

Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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

INSPECTION PROCESS:

OBSERVATION: - Identify all guardrails.

Visually inspect to identify any missing component(s) or damage.
 Visually inspect to determine if the guardrail is securely attached.

- Determine if the guardrail can reasonably protect from fall hazards.

REQUEST FOR HELP: - None

ACTION: - Measure the height of the guardrail.

- Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is

securely attached.

MORE INFORMATION: - A functional component (e.g., top rail, base rail, post, baluster, or picket) is one that is critical to the guardrail

protecting from fall hazards.

- A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.

DEFICIENCY 4 — INSIDE: GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall

hazards).

OR

Guardrail is damaged (i.e., visibly defective; impacts functionality).

OR

Guardrail is less than 30 inches in height.

OR

24 hours

Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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.

HEALTH AND SAFETY DETERMINATION:

CORRECTION TIMEFRAME:

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Identify all guardrails.

Visually inspect to identify any missing component(s) or damage.
 Visually inspect to determine if the guardrail is securely attached.

- Determine if the guardrail can reasonably protect from fall hazards.

REQUEST FOR HELP: - Non

ACTION: - Measure the height of the guardrail.

- Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is

securely attached.

MORE INFORMATION: - A functional component (e.g., top rail, base rail, post, baluster, or picket) is one that is critical to the guardrail

protecting from fall hazards.

- A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.

Deficiency 4 - Outside: GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall

hazards).

OR

Guardrail is damaged (i.e., visibly defective; impacts functionality).

Guardrail is less than 30 inches in height.

Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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

INSPECTION PROCESS:

OBSERVATION: - Identify all guardrails.

- Visually inspect to identify any missing component(s) or damage. - Visually inspect to determine if the guardrail is securely attached.

- Determine if the guardrail can reasonably protect from fall hazards.

REQUEST FOR HELP:

ACTION: - Measure the height of the guardrail.

- Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is

securely attached.

MORE INFORMATION: - A functional component (e.g., top rail, base rail, post, baluster, or picket) is one that is critical to the guardrail

protecting from fall hazards.

- A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.



SUMMARY OF CHANGES

TITLE: GUARDRAIL

VERSION: V2.2

DATE PUBLISHED: 06/23/22

Change	Version	Date
Abbreviated published version	V2.2	2022-06-23
Removed from published version		
	V2.2	2022-06-23
Unit: Relabeled from "N/A" to "Advisory"		
Inside: Relabeled from "N/A" to "Advisory"		
Outside: Relabeled from "N/A" to "Advisory"		
	V2.2	2022-06-23
Unit: Relabeled from "N/A" to "Advisory"		
Inside: Relabeled from "N/A" to "Advisory"		
Outside: Relabeled from "N/A" to "Advisory"		
Revised definition	Y2.1	2021-04-02
Revised purpose	¥2.1	2021-04-02
	V2.1	2021-04-02
Revised description		······
Revised description		
Revised description		
	V2.1	2021-04-02
Unit, Inside, & Outside; Revised title		
Unit, Inside, & Outside; Revised deficiency criteria		
	Abbreviated published version Removed from published version Removed from published version Removed from published version Removed from published version Unit: Relabeled from "N/A" to "Advisory" Inside: Relabeled from "N/A" to "Advisory" Outside: Relabeled from "N/A" to "Advisory" Unit: Relabeled from "N/A" to "Advisory" Inside: Relabeled from "N/A" to "Advisory" Outside: Relabeled from "N/A" to "Advisory" Revised definition Revised description Revised description Unit, Inside, & Outside; Revised title	Abbreviated published version Removed from published version Removed from published version Removed from published version V2.2 Unit: Relabeled from "N/A" to "Advisory" Inside: Relabeled from "N/A" to "Advisory" Outside: Relabeled from "N/A" to "Advisory" Inside: Relabeled from "N/A" to "Advisory" V2.2 Unit: Relabeled from "N/A" to "Advisory" V2.1 Revised definition V2.1 Revised description Revised description Revised description V2.1 Unit; Inside, & Outside; Revised title



Deficiency	1	Added Outside location	V2.0	2020-10-2
More Info	rmation	Revised to "None"	V2.0	2020-10-2
Location		Revised response; added Outside location	V2.0	2020-10-2
Definition		Revised definition	V2.0	2020-10-2
	Inspection Process	Unit, Inside, & Outside; Revised observation, request for help, action, and more information		
	Rationale	Unit, Inside, & Outside; Revised rationales, types, and explanations		
	Deficiency Criteria	Unit, Inside, & Outside; Revised deficiency criteria		
	Title	Unit, Inside, & Outside; Revised title		
Deficiency	4		V2.1	2021-04-02
	Inspection Process	Unit, Inside, & Outside; Revised observation, request for help, action, and more information		
	Rationale	Unit, Inside, & Outside; Revised rationales, types, and explanations		
	Health and Safety Determination	Unit, Inside, & Outside; Revised to "N/A"		
	Deficiency Criteria	Unit, Inside, & Outside; Revised deficiency criteria		
	Title	Unit, Inside, & Outside; Revised title		
Deficiency	3		V2.1	2021-04-02
	Tools or Equipment	Unit, Inside, & Outside; Revised required tools or equipment		
	Inspection Process	Unit, Inside, & Outside; Revised observation, request for help, action, and more information		
	Rationale	Unit, Inside, & Outside; Revised rationales, types, and explanations		
	Health and Safety Determination	Unit, Inside, & Outside; Revised to "N/A"		
	Deficiency Criteria	Unit, Inside, & Outside; Revised deficiency criteria		
	Title	Unit, Inside, & Outside; Revised title		
Deficiency	2		V2.1	2021-04-02
	Inspection Process	Unit, Inside, & Outside; Revised observation, request for help, action, and more information		
	Rationale	Unit, Inside, & Outside; Revised rationales, types, and explanations		



Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation, action, and more information		
Tools or Equipment	Revised response		
Deficiency 2	Added Outside location	V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 3	Added Outside location	V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"	-	
Deficiency 4	Added Outside location	V2.0	2020-10-28
Title	Revised title		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation, action, and more information		
Tools or Equipment	Revised response		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency I	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		



	itle	Added title; added inspectable locations	· · · · ·	
Deficiency 4	4	Added by inspectable locations — Unit and Inside	VI.3	2020-07-31
T	ools or Equipment	Field added to deficiency; response revised		
lı	nspection Process	Revised observation, request for help, action, and more information		
R	Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Н	HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
C	Correction Timeframe	Field added; response input as "Within 30 days"		
Н	lealth and Safety Determination	Added standardized description		
D	Deficiency Criteria	Revised deficiency criteria		
Ţ	itle	Added inspectable locations		
Deficiency 3		Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Ţ	ools or Equipment	Field added to deficiency		
ا	nspection Process	Revised observation, request for help, action, and more information		
R	Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Н	ICV — Correction Timeframe	Field added; response input as "30 days"		
C	orrection Timeframe	Field added; response input as "24 hours"		
H	lealth and Safety Determination	Revised to "Severe Non-Life-Threatening" determination; added standardized description		
D	Deficiency Criteria	Revised deficiency criteria		
Ţ	itle	Revised title; added inspectable locations		
Deficiency 2	2	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Ţ	ools or Equipment	Field added to deficiency		
lı	nspection Process	Revised observation, request for help, action, and more information		
R	aationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Н	ICV — Correction Timeframe	Field added; response input as "24 hours"		
C	orrection Timeframe	Field added; response input as "24 hours"		
Н				



Health and Safety Determinatio	s Updated following in-house review and public comment	VI-2	2019-12-23
Rationales	Updated following in-house review and public comment	VI-2	
Tools or Equipment	Field added to deficiency		
Inspection Process	Added observation, request for help, action, and more information		
Rationale	Added rationale categories, types, and explanations; added standardized codes descriptions	and	
HCV — Correction Timefra	ne Field added; response input as "Within 30 days"		
Correction Timeframe	Field added; response input as "Within 30 days"		
Health and Safety Determ	nation Added "Standard" determination; added standardized description		
Deficiency Criteria	Added deficiency criteria		