

TITLE: HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

VERSION: V2.2

DATE PUBLISHED: 06/23/22

DEFINITION: Heating: A system consisting of a heat source and method of distribution designed to heat the surrounding air and area.

Ventilation: A method of air distribution by air ducts to transfer air from one location to another. Air can be distributed passively or forced.

Air Conditioning: A system consisting of a cooling source and method of distribution designed to cool the surrounding air and area.

PURPOSE: Provide thermal comfort and acceptable indoor air quality.

COMMON COMPONENTS: Thermostat; Condenser; Furnace; Supply registers or vents; Ducts; Air handler; Radiant or convection heating covers; Boiler; Evaporative cooler; Thermocouple; Gas shutoff valve

LOCATION:

<input checked="" type="checkbox"/>	Unit	Living room, bedroom, kitchen, bathroom, closet
<input checked="" type="checkbox"/>	Inside	Any indoor common area (e.g., hall, bath, kitchen, office, exercise room, etc.)
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.

LOCATION: Unit Inside

DEFICIENCY 2: A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above.

LOCATION: Unit Inside

DEFICIENCY 3: Air conditioning system or device is not operational.

LOCATION: Unit Inside

DEFICIENCY 4: Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.

LOCATION: Unit Inside

DEFICIENCY 5: Combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance.

LOCATION: Unit Inside

DEFICIENCY I — UNIT: A PERMANENTLY INSTALLED HEATING SOURCE IS DAMAGED, INOPERABLE, MISSING, OR NOT INSTALLED AND THE OUTSIDE TEMPERATURE IS BELOW 68 DEGREES FAHRENHEIT.

DEFICIENCY CRITERIA: A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).
 OR
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).
 OR
 A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
 OR
 A permanently installed heating source is not installed.
 AND
 The outside temperature is below 68 degrees Fahrenheit.

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:**
- Determine if a permanently installed heating source is present.
 - If present, visually inspect to identify any damage.
- REQUEST FOR HELP:**
- Ask the resident or POA to engage the permanently installed heating source.
- ACTION:**
- Determine exterior air temperature at time of the inspection.
 - Engage permanently installed heating source to verify functionality.
- MORE INFORMATION:**
- A permanently installed heating source is one that is installed and self-fueled.
 - A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.
 - A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.

DEFICIENCY I — INSIDE: A PERMANENTLY INSTALLED HEATING SOURCE IS DAMAGED, INOPERABLE, MISSING, OR NOT INSTALLED AND THE OUTSIDE TEMPERATURE IS BELOW 68 DEGREES FAHRENHEIT.

DEFICIENCY CRITERIA: A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).
 OR
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).
 OR
 A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
 OR
 A permanently installed heating source is not installed.
 AND
 The outside temperature is below 68 degrees Fahrenheit.

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:**
- Determine if a permanently installed heating source is present.
 - If present, visually inspect to identify any damage.
- REQUEST FOR HELP:**
- Ask the POA to engage the permanently installed heating source.
- ACTION:**
- Determine exterior air temperature at time of the inspection.
 - Engage permanently installed heating source to verify functionality.
- MORE INFORMATION:**
- A permanently installed heating source is one that is installed and self-fueled.
 - A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.
 - A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.

DEFICIENCY 2 — UNIT: A PERMANENTLY INSTALLED HEATING SOURCE IS DAMAGED, INOPERABLE, MISSING, OR NOT INSTALLED AND THE OUTSIDE TEMPERATURE IS 68 DEGREES FAHRENHEIT OR ABOVE.

DEFICIENCY CRITERIA: A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).
 OR
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).
 OR
 A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
 OR
 A permanently installed heating source is not installed.
 AND
 The outside temperature is 68 degrees Fahrenheit or above.

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:**
- Determine if a permanently installed heating source is present.
 - If present, visually inspect to identify any damage.
- REQUEST FOR HELP:**
- Ask the resident or POA to engage the permanently installed heating source.
- ACTION:**
- Determine exterior air temperature at time of the inspection.
 - Engage permanently installed heating source to verify functionality.
- MORE INFORMATION:**
- If the temperature within the Unit exceeds the designed limit of the thermostat, then perform visual inspection only.
 - A permanently installed heating source is one that is installed and self-fueled.
 - A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.
 - A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.

DEFICIENCY 2 — INSIDE: A PERMANENTLY INSTALLED HEATING SOURCE IS DAMAGED, INOPERABLE, MISSING, OR NOT INSTALLED AND THE OUTSIDE TEMPERATURE IS 68 DEGREES FAHRENHEIT OR ABOVE.

DEFICIENCY CRITERIA: A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).
 OR
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).
 OR
 A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
 OR
 A permanently installed heating source is not installed.
 AND
 The outside temperature is 68 degrees Fahrenheit or above.

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:**
- Determine if a permanently installed heating source is present.
 - If present, visually inspect to identify any damage.
- REQUEST FOR HELP:**
- Ask the POA to engage the permanently installed heating source.
- ACTION:**
- Determine exterior air temperature at time of the inspection.
 - Engage permanently installed heating source to verify functionality.
- MORE INFORMATION:**
- If the temperature within the Inside exceeds the designed limit of the thermostat, then perform visual inspection only.
 - A permanently installed heating source is one that is installed and self-fueled.
 - A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.
 - A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.

DEFICIENCY 3 — UNIT: AIR CONDITIONING SYSTEM OR DEVICE IS NOT OPERATIONAL.

DEFICIENCY CRITERIA: System or device does not turn on.
OR
System or device only produces hot or room temperature air.

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 for the cooling system or device (e.g., a window unit or access panel to a central air system) and determine if it is on.
 - Listen to hear if the system or device powers on following a request to the POA.
- REQUEST FOR HELP:**
- If present and not on, ask the resident or POA to turn the system or device on.
- ACTION:**
- Place your hand near the system or device to feel for cooled air.
- MORE INFORMATION:**
- None
-

DEFICIENCY 3 — INSIDE: AIR CONDITIONING SYSTEM OR DEVICE IS NOT OPERATIONAL.

DEFICIENCY CRITERIA: System or device does not turn on.
OR
System or device only produces hot or room temperature air.

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:**
- Look for the cooling system or device (e.g., a window unit or access panel to a central air system) and determine if it is on.
 - Listen to hear if the system or device powers on following a request to the POA.
- REQUEST FOR HELP:**
- If present and not on, ask the POA to turn the system or device on.
- ACTION:**
- Place your hand near the system or device to feel for cooled air.
- MORE INFORMATION:**
- None
-

DEFICIENCY 4 — UNIT: HEATING SYSTEM OR DEVICE FUELED BY COMBUSTION HAS A MISALIGNED, BLOCKED, DISCONNECTED, IMPROPERLY CONNECTED, DAMAGED, OR MISSING EXHAUST VENT.

DEFICIENCY CRITERIA: Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall.
 OR
 Exhaust vent is damaged (i.e., visibly defective; impacts functionality).
 OR
 Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete)

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:**
- Look at the system or device to confirm the exhaust vent is:
 - Present;
 - Properly connected through to the ceiling or wall; and
 - Free of any holes or blockage due to bending, warping, collapse, or foreign material.
 - Check for an exhaust vent cap.
 - Verify the exhaust vent has no downward slope.
- REQUEST FOR HELP:** - Ask the resident or POA if the Unit is heated by a fuel-fired device.
- ACTION:** - None
- MORE INFORMATION:** - If the Unit is not heated by a fuel-fired device, then disregard this deficiency.

DEFICIENCY 4 — INSIDE: HEATING SYSTEM OR DEVICE FUELED BY COMBUSTION HAS A MISALIGNED, BLOCKED, DISCONNECTED, IMPROPERLY CONNECTED, DAMAGED, OR MISSING EXHAUST VENT.

DEFICIENCY CRITERIA: Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall.
 OR
 Exhaust vent is damaged (i.e., visibly defective; impacts functionality).
 OR
 Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete)

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:**
- Look at the system or device to confirm the exhaust vent is:
 - Present;
 - Properly connected through to the ceiling or wall; and
 - Free of any holes or blockage due to bending, warping, collapse, or foreign material.
 - Check for an exhaust vent cap.
 - Verify the exhaust vent has no downward slope.
- REQUEST FOR HELP:** - Ask the POA if the Inside is heated by a fuel-fired device.
- ACTION:** - None
- MORE INFORMATION:** - If the Inside is not heated by a fuel-fired device, then disregard this deficiency.

DEFICIENCY 5 — UNIT: COMBUSTION CHAMBER COVER OR GAS SHUTOFF VALVE IS MISSING FROM A COMBUSTION-FUELED HEATING APPLIANCE.

DEFICIENCY CRITERIA: Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance

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: - Visually inspect the combustion-fueled heating appliance for evidence that a combustion chamber cover or gas shutoff valve was previously installed and is now not present or is incomplete.

REQUEST FOR HELP: - If unable to locate, ask the resident or POA to identify the location of the combustion-fueled heating appliance.

ACTION: - None

MORE INFORMATION: - None

DEFICIENCY 5 — INSIDE: COMBUSTION CHAMBER COVER OR GAS SHUTOFF VALVE IS MISSING FROM A COMBUSTION-FUELED HEATING APPLIANCE.

DEFICIENCY CRITERIA: Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance

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: - Visually inspect the combustion-fueled heating appliance for evidence that a combustion chamber cover or gas shutoff valve was previously installed and is now not present or is incomplete.

REQUEST FOR HELP: - If unable to locate, ask the POA to identify the location of the combustion-fueled heating appliance.

ACTION: - None

MORE INFORMATION: - None

SUMMARY OF CHANGES

TITLE: HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)
VERSION: V2.2
DATE PUBLISHED: 06/23/22

FIELD	CHANGE	VERSION	DATE
----	Abbreviated published version	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		
Deficiency 1		V2.2	2022-06-23
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Health and Safety Determination:	Inside: Relabeled from "N/A" to Advisory"		
Inspection Process	Unit & Inside: Revised observation, request for help, action, and more information		
Deficiency 2		V2.2	2022-06-23
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Health and Safety Determination:	Unit & Inside: Relabeled from "N/A" to Advisory"		
Inspection Process	Unit & Inside: Revised observation, request for help, action, and more information		
Deficiency 3		V2.2	2022-06-23
Health and Safety Determination	Unit: Relabeled from "Standard" to "Moderate" Inside: Relabeled from "N/A" to Advisory"		
Deficiency 1		V2.1	2021-04-02
Title	Unit: Revised title		
Deficiency Criteria	Unit: Revised deficiency criteria		
Rationale	Unit: Revised rationales, types, and explanations		

Inspection Process	Unit: Revised observation, request for help, action, and more information		
Deficiency 2		V2.1	2021-04-02
Title	Unit: Revised title		
Deficiency Criteria	Unit: Revised deficiency criteria		
Rationale	Unit: Revised rationales, types, and explanations		
Inspection Process	Unit: Revised observation, request for help, action, and more information		
Deficiency 3		V2.1	2021-04-02
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Health and Safety Determination	Unit & Inside: Revised to "Standard"		
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised observation, request for help, action, and more information		
Deficiency 4		V2.1	2021-04-02
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised request for help and more information		
Deficiency 5	Added deficiency	V2.1	2021-04-02
Title	Unit & Inside: Added title		
Deficiency Criteria	Unit & Inside: Added deficiency criteria		
Health and Safety Determination	Unit & Inside: Added as "Standard"		
Rationale	Unit & Inside: Added rationales, types, and explanations		
Inspection Process	Unit & Inside: Added observation, request for help, action, and more information		
Tools or Equipment	Unit & Inside: Added useful and required tools or equipment		
Deficiency 1		V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
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, request for help, action, and more information		
Deficiency 2	Added deficiency	V2.0	2020-10-28
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Deficiency 4		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	Copy edits		
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	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency I	Separated by inspectable location – Unit	VI.3	2020-07-31
Title	Added inspectable location		
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" Noted 24-hour correction timeframe if outside temperature is below 50 degrees Fahrenheit and temperature inside unit is below 60 degrees Fahrenheit. Noted 30-day correction timeframe if not the above scenario If this scenario is not met.		
HCV – Correction Timeframe	Field added; response input as "24 hours" Noted 24-hour correction timeframe if outside temperature is below 50 degrees Fahrenheit and temperature inside unit is below 60 degrees Fahrenheit.		

	Noted 30-day correction timeframe if not the above scenario If this scenario is not met.		
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	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
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 3	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
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 4	Removed deficiency	VI.3	2020-07-31
Deficiency 5	Removed deficiency	VI.3	2020-07-31