

TITLE: SITE DRAINAGE  
VERSION: V2.2  
DATE PUBLISHED: 06/23/22

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DEFINITION: An exterior system that directs the flow of surface water.  
PURPOSE: To direct surface water away from the built environment (i.e., human-made structures, features, and facilities) to a designated location.  
COMMON COMPONENTS: Culverts; Swales; Ditches; Retention and detention basins; Curb; Drainage features; Underground piping  
LOCATION:  Unit None  
 Inside None  
 Outside Throughout the entire Outside area, especially adjacent to the built environment  
MORE INFORMATION: None

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DEFICIENCY 1: Water runoff is unable to flow through the site drainage system.  
LOCATION:  Outside

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DEFICIENCY 2: Erosion is present.  
LOCATION:  Outside

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DEFICIENCY 3: Grate is not secure or does not cover the site drainage system's collection point.  
LOCATION:  Outside

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DEFICIENCY I — OUTSIDE: WATER RUNOFF IS UNABLE TO FLOW THROUGH THE SITE DRAINAGE SYSTEM.

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DEFICIENCY CRITERIA: Standing water is present above the outflow pipe entrance.  
OR  
Drainage is blocked such that the inspector believes water is unable to drain in the event of precipitation.

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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

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INSPECTION PROCESS:

OBSERVATION: - Look at the site drainage system to determine the location of the site drain, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.  
- Once located, look to determine if water is present above the outflow drain or if debris has accumulated such that the inspector believes water is unable to drain in the event of precipitation.

REQUEST FOR HELP: - None

ACTION: - Shine light in the drainage system looking for obstruction.

MORE INFORMATION: - Do not examine city or public works systems.  
- Standing water may be present in a canal system or swale system and should not be considered a deficiency under this standard.

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**DEFICIENCY 2 — OUTSIDE: EROSION IS PRESENT.**

**DEFICIENCY CRITERIA:** Erosion is present and the footer is exposed.  
 OR  
 Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.

**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 at all site drainage locations and identify signs of displaced soil or stone.
  - If within 2 feet from the built environment, look to determine if the footer is exposed.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If identified, measure the distance between the built structure and the nearest point of the erosion.
- MORE INFORMATION:**
- Damage to the built environment caused by erosion should be evaluated under the respective item's standard, which may include but is not limited to:
    - Fence — Security
    - Foundation
    - Parking Lot
    - Private Roads and Driveways
    - Retaining Wall
    - Sidewalk, Walkway, and Ramp
    - Trip Hazard

**DEFICIENCY 3 — OUTSIDE:** GRATE IS NOT SECURE OR DOES NOT COVER THE SITE DRAINAGE SYSTEM’S COLLECTION POINT.

**DEFICIENCY CRITERIA:** Grate is not secure or does not cover the site drainage system’s collection point.

**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 the site drainage system to determine location of the site drain, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.
- Once located, look to determine if the system was designed to have a protective grate (e.g., mounting hardware, supporting ledge, bracket, hinge, gates) that is now not secure or does not cover the drainage system’s collection point.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**MORE INFORMATION:** - This deficiency only applies to a site drainage system that is designed to have a protective grate.

**SUMMARY OF CHANGES**

**TITLE:** SITE DRAINAGE  
**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 "N/A" to "Advisory"		
<b>Deficiency 2</b>		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from "N/A" to "Advisory"		
<b>Deficiency 3</b>		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from "Standard" to "Moderate"		
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<b>Definition</b>	<b>Revised definition</b>	V2.0	2020-10-28
<b>Purpose</b>	<b>Revised purpose</b>	V2.0	2020-10-28
<b>Location</b>	<b>Copyedits</b>	V2.0	2020-10-28
<b>Deficiency 1</b>		V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "N/A" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Pass"		
Rationale	Revised rationale categories, types, and explanations		

Inspection Process	Revised observation, action, and more information		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "N/A" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Pass"		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation, action, and more information		
<b>Deficiency 3</b>	<b>Added deficiency</b>	<b>V2.0</b>	<b>2020-10-28</b>
<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>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable location		
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; response revised		
<b>Deficiency 2</b>	<b>Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable location		
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; response revised