

## Chimney Version 1-1 (26 Nov 2019)

### Summary of Changes (Version 1-1)

- Copy edits only

## Chimney Version 1-1

Definition: A vertical channel or pipe designed to convey combustion gases—such as smoke—from a fire or furnace to the outside

Name Chimney, flue, exhaust vent

Variants:

Most brick, concrete, masonry veneer, masonry block, stucco, wood, vinyl, clay, metal

Common

Materials:

Most cap, flue, liner, crown, damper, pipe

Common

Components:

## Location & Inspection of Chimney Version 1-1

Tools for Location & Inspection	Useful: Required:	flashlight, inspection mirror None
Common Locations:	Unit/Inside: Outside:	Living rooms or wherever a fireplace, gas, or combustible furnace is located. Roofs
Possible Deficiencies:	Deficiency 1: Deficiency 2: Deficiency 3: Deficiency 4: Deficiency 5: Deficiency 6:	Chimney flue is missing / damaged Damper will not open or stay open Liner, pipe, or chimney structure has a hole (any size) in it Chimney has displaced or missing materials Chimney is displaced, detached, or leaning away from building Chimney surface is damaged

**Deficiency 1: Chimney flue is Missing / Damaged Version 1-1**

Rationale code(s):	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Reduces interior air quality; affects residents with breathing issues; increases probability resident exposure to smoke, sparks, and outside elements such as pests, allergens, and weather.
	Operability:	Prevents proper use of fireplace/furnace.

Health and Safety	<b>Severe:</b>	<b>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</b>
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How to Inspect:	Visual Observation:	Look on the outside of the building in a location that corresponds directly to an inside fireplace, wood-burning stove, or gas stove, basements and on roof.
Inspection process & procedures:		<b>A gas log kit installed in a masonry, manufactured fireplace, or fireplace insert will require a damper hold-open device. If missing record this deficiency.</b>

Record deficiency if:	A fireplace or any stove / fireplace device fueled by combustion has a misaligned, disconnected, blocked, or missing chimney, flue, or exhaust vent
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**Deficiency 2:                      Damper will not open or stay open Version  
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<p>Rationale code(s):</p>	<p>Maintenance:</p>  <p>Health and Safety:</p>  <p>Operability:</p>	<p>Indicates property management / maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.</p> <p>Reduces interior air quality; affects residents with breathing issues; increases probability resident exposure to smoke.</p> <p>Prevents proper use of fireplace/furnace.</p>
<p>Health and Safety</p>	<p>Standard:</p>	<p>This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.</p>
<p>How to Inspect:</p>  <p>Inspection process &amp; procedures:</p>	<p>Request for Help:</p> <p>Visual Observation:</p>	<p>Ask the POA representative to open the damper of the chimney.</p> <p>Look to see if the damper opens and stays open.</p>
<p>Record deficiency if:</p>	<p>The damper does not open, will not stay open, or if the POA representative refuses to open the damper.</p>	

**Deficiency 3: Liner, pipe, or chimney structure has a hole (any size) in it Version 1-1**

Rationale code(s):	Maintenance:	Indicates property management / maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Reduces interior air quality; affects residents with breathing issues; increases probability resident exposure to smoke.
	Operability:	Prevents proper use of fireplace/ gas furnace.
Health and Safety	<b>Severe:</b>	<b>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</b>
How to Inspect:	Visual Observation:	Look for a hole of any size on the liner, pipe, or chimney structure that allows the venting of gasses into the interior space.
Inspection process & procedures:		
Record deficiency if:		The chimney/flue has a hole of any size or damage that effects the flue's ability to draft and allows the venting of gasses into the interior space. Maximum of one deficiency per chimney.

Deficiency 4:

Chimney has displaced or missing materials  
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Rationale code(s):	Maintenance:	Indicates property management/ maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Structural:	Indicates possibility of more extensive structural problems.
	Capital Cost:	Creates increased capital costs if enough masonry across multiple chimneys is present.
	Health and Safety:	Increases probability of falling masonry that could injure residents.
	Public Perception:	Indicates poor quality of property.
Health and Safety	<b>Severe:</b>	<b>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</b>
How to Inspect:	Visual Observation:	Look at the areas of the chimney that are 10 feet above ground level and the materials that the chimney is made of—especially if made of brick, block, stone, or clay—as well the areas close by, such as the floor or roof.
Inspection process & procedures:		
Record deficiency if:		Any of the materials on the chimney 10 feet from ground level are displaced, missing, loose, or have fallen close by. Maximum of one deficiency per chimney.

**Deficiency 5: Chimney is displaced, detached, or leaning away from building Version 1-1**

Rationale code(s):	Maintenance:	Indicates property management/ maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Structural:	Indicates possibility of more extensive structural problems.
	Capital Cost:	Creates increased capital costs if chimney needs replacing.
	Health and Safety:	Increases probability of falling, which could injure residents.
	Public Perception:	Indicates poor quality of property.
Health and Safety	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look at the chimney and determine if it is leaning (is not perfectly vertical) or is becoming (or has become) physically separated from the building.
Inspection process & procedures:		
Record deficiency if:		The chimney is leaning or physically separated from the building.

## Deficiency 6: Chimney surface is damaged Version 1-1

Rationale code(s):	Maintenance:	Indicates property management/ maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Creates possibility for exposed lead-based paint if structure was built pre-1978.
	Public Perception:	Indicates poor quality of property.
Health and Safety	Standard:	This is a standard health and safety issue requiring a repair, correction, or act of abatement must occur within [insert timeframe here].
How to Inspect:	Visual Observation:	Look at the surface materials of chimney to see if there is damage, which includes, but is not limited to missing/cracked/spalling mortar, other cracks, non-penetrating holes, missing siding, and peeling paint.
Inspection process & procedures:		
Record deficiency if:		Observed damage covers a combined total area of approximately 4 sq. ft. Maximum of one deficiency per chimney.