

Fire Escape Version 1-1 (26 Nov 2019)

Summary of Changes (Version 1-1)

- Definition updated
- Most common materials updated
- Most common components updated
- Tools for location & inspection updated
- Common locations updated
- How to locate updated
- Possible deficiencies updated
- Deficiency 1 title updated
- Deficiency 1 rationale updated
- Deficiency 1 how to inspect updated
- Deficiency 1 inspection process and procedures updated
- Deficiency 1 report deficiency if updated
- Deficiency 2 eliminated; incorporated into Deficiency 1
- Deficiency 3 eliminated; incorporated into Deficiency 1

Fire Escape Version 1-1

Definition: A staircase or apparatus that provides a means of alternative emergency egress.

Name emergency egress, exit stairs, fire escape
Variants:

Most metal, wood, masonry
Common
Materials:

Most stairs, ladder, platform, guardrail, handrail
Common
Components:

Location & Inspection of Fire Escape Version 1-1

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Common Locations:	Outside:	exterior of building—typically high-rises and other multi-story buildings— near windows and exterior doors
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Possible Deficiency:	Deficiency 1:	Fire escape component damaged or missing
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Deficiency 1:

Fire escape component damaged or missing Version 1-1

Rationale:	Maintenance:	Indicates property management/maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability residents will not be able to egress the building in the event of a fire or another emergency.
	Operability:	Prevents proper use of the fire escape.
Health and Safety:	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
How to Inspect:	Visual Observation:	Check the fire escape stairs, platforms, guardrails, and handrails for damage, deterioration, or any condition that renders the component unusable or unsafe to traverse. Inspect for missing fire escape components.
Inspection Process & Procedures:		If window or door leading to fire escape are blocked refer to the inspectable item for egress.
Record deficiency if:		stairs, ladder, platform, guardrails or handrails are damaged or missing.