

Handrails Version 1-1 (26 Nov 2019)

Summary of Changes (Version 1-1)

- Most common materials updated
- Abilities or knowledge needed updated
- How to locate updated
- Deficiency 1 rationale updated
- Deficiency 1 inspection process and procedure updated
- Deficiency 1 record deficiency updated
- Deficiency 2 rationale updated
- Deficiency 2 inspection process and procedure updated
- Deficiency 2 record deficiency updated

Handrails Version 1-1

Definition: A structure designed to be grasped to provide a user with stability, support, and assisting in descending or ascending stairs.

At least one handrail is required for each continuous run of stairs with four or more risers.
Two handrails are required for ramps if their length is greater than 72 inches.

Name bannister, railing

Variants:

Most metal, wood

Common

Materials:

Most rail, baluster, brackets, anchor

Common

Components:

Location & Inspection of Handrails Version 1-1

Tools for Location & Inspection	Useful:	n/a
	Required:	length measuring device
Common Locations:	Unit/Inside:	stairs, hallways, ramps, elevators
	Outside:	stairwells, ramps, elevators
Possible Deficiencies:	Deficiency 1:	Handrails are missing where required
	Deficiency 2:	Handrails are not secure

Deficiency 1: Handrails are missing where required Version 1-1

<p>Rationale:</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>Increase probability that residents could fall and become injured.</p> <p>Limits use of stairs/ramps.</p>
<p>Health and Safety</p>	<p>Standard:</p>	<p>This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.</p>
<p>How to Inspect:</p> <p>Inspection Process & Procedure:</p>	<p>Visual Observation:</p>	<p>Look for all areas with stairs or ramps, or along the walls in hallways where handrails may be present. (Stairs) Count the number of steps. (Ramps) Measure the length of the ramp.</p> <p>For stairs, a handrail is required if 4 or more risers are present. When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, the ramp must have handrails on both sides</p>
<p>Record deficiency if:</p>	<p>A handrail is missing where required.</p>	

Deficiency 2: Handrails not secure Version 1-1

Rationale:	Maintenance:	Indicates property management/maintenance is not identifying deficiencies or responding to self-generated or complaint-driven work orders
	Health and Safety:	Increase probability that residents could fall and become injured.
	Operability:	Limits use of stairs/ramps.
Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	Action:	Grab the handrail and rapidly push and pull the handrail with moderate force. Perform this action at both ends and the middle of the handrail. If there is no movement, disregard this deficiency. If there is movement, continue.
Inspection Process & Procedure:		Ensure handrails are firmly attached with no movement at anchor points to support the weight of persons using the stairs.
Record deficiency if:		There is movement of the handrail at its anchor points.