TITLE: FIRE EXTINGUISHER

VERSION: V2.2

DATE PUBLISHED: 04/18/22

DEFINITION: A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.

PURPOSE: Put out a small fire by directing onto it a substance that cools the burning material, deprives the flame of oxygen, or interferes with the chemical reactions occurring in the flame.

NAME VARIANTS: None

COMMON MATERIALS: Metals; Plastic; Steel

COMMON COMPONENTS: Tank; Locking pin; Handle or operating lever; Pressure gauge; Discharge hose and nozzle; Mounting bracket; Fire extinguisher cabinet; Inspection tag

LOCATION: ☑️ Unit Includes, but is not limited to: hallways, kitchens, laundry rooms, mechanical rooms

☑️ Inside Includes, but is not limited to: hallways, kitchens, laundry rooms, common areas, mechanical rooms

☑️ Outside Parking garages, breezeways, property exterior, roof tops

MORE INFORMATION: None

DEFICIENCY 1: Fire extinguisher pressure gauge reads over or under-charged.

LOCATION: ☑️ Unit ☑️ Inside ☑️ Outside

DEFICIENCY 2: Fire extinguisher service tag is missing, illegible, or expired.

LOCATION: ☑️ Unit ☑️ Inside ☑️ Outside

DEFICIENCY 3: Fire extinguisher is damaged or missing.

LOCATION: ☑️ Unit ☑️ Inside ☑️ Outside
**Deficiency I — Unit:**

**Fire Extinguisher Pressure Gauge Reads Over or Under-Charged.**

**Deficiency Criteria:**
Pressure gauge indicates that the fire extinguisher is over or under-charged.

**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

**Rationale:**

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<td>R6</td>
<td>Usability and Operability of Fixtures</td>
<td>Direct</td>
<td>Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.</td>
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<td>It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.</td>
<td>If a fire extinguisher pressure gauge reads over or under-charged, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</td>
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**Inspection Process:**

- **Observation:**
  - Look at the fire extinguisher and determine if it has a pressure gauge.
  - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.

- **Request for Help:**
  - None

- **Action:**
  - None

- **More Information:**
  - None

**Tools or Equipment:**

- **Required:**
  - None

- **Useful:**
  - None
DEFICIENCY 1 — INSIDE: **FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER-CHARGED.**

**DEFICIENCY CRITERIA:** Pressure gauge indicates that the fire extinguisher is over or under-charged.

**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

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- **Observation:**
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  - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.

- **Request for Help:** None

- **Action:** None

- **More Information:** None

**TOOLS OR EQUIPMENT:**

- **Required:** None

- **Useful:** None
DEFICIENCY I — OUTSIDE: FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER-CHARGED.

DEFICIENCY CRITERIA: Pressure gauge indicates that the fire extinguisher is over or under-charged.

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.

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- Observation:  - Look at the fire extinguisher and determine if it has a pressure gauge.
  - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.

- Request for Help: - None

- Action: - None

- More Information: - None

TOOLS OR EQUIPMENT:

- Required: - None

- Useful: - None
**DEFICIENCY 2 — UNIT:**  
**FIRE EXTINGUISHER SERVICE TAG IS MISSING, ILLEGIBLE, OR EXPIRED.**

**DEFICIENCY CRITERIA:**  
The date on the service tag of any fire extinguisher has exceeded one year.  
OR  
The fire extinguisher tag is missing or illegible.  
OR  
A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

**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:**  
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**HCV PASS / FAIL:**  
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**INSPECTION PROCESS:**

**Observation:**  
- Look at a chargeable fire extinguisher and verify the date on the service tag.

**Request for Help:**  
- None

**Action:**  
- None
More Information:  
- If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.  
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

Tools or Equipment:

**REQUIRED:**  
- None

**USEFUL:**  
- None
Deficiency 2 — Inside: Fire Extinguisher Service Tag is Missing, Illegible, or Expired.

Deficiency Criteria: The date on the service tag of any fire extinguisher has exceeded one year.
OR
The fire extinguisher tag is missing or illegible.
OR
A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

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

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Observation: - Look at a chargeable fire extinguisher and verify the date on the service tag.
Request for Help: - None
Action: - None
More Information:

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- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

Tools or Equipment:

**Required:**
- None

**Useful:**
- None
DEFICIENCY 2 — OUTSIDE:  FIRE EXTINGUISHER SERVICE TAG IS MISSING, ILLEGIBLE, OR EXPIRED.

DEFICIENCY CRITERIA:  The date on the service tag of any fire extinguisher has exceeded one year.  OR  The fire extinguisher tag is missing or illegible.  OR  A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

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

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INSPECTION PROCESS:

Observation:  - Look at a chargeable fire extinguisher and verify the date on the service tag.

Request for Help:  - None

Action:  - None
More Information:
- If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

Tools or Equipment:

**REQUIRED:**
- None

**USEFUL:**
- None
**Deficiency 3 — Unit:** Fire extinguisher is damaged or missing.

**Deficiency Criteria:**
- Fire extinguisher is damaged (i.e., visibly defective; impacts functionality).
- OR
- Fire extinguisher 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:**
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<td>M1</td>
<td>Corrective Maintenance</td>
<td>Direct</td>
<td>It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.</td>
<td>A resident is likely to notice if a fire extinguisher is damaged or missing and to recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in safety hazards.</td>
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**Inspection Process:**

**Observation:**
- Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, or marked cabinets).
- If present, visually inspect to identify any damage.

**Request for Help:**
- Ask the POA to show all fire extinguishers.

**Action:**
- None

**More Information:**
- None

**Tools or Equipment:**

**Required:**
- None

**Useful:**
- None
DEFICIENCY 3 — INSIDE: **FIRE EXTINGUISHER IS DAMAGED OR MISSING.**

**DEFICIENCY CRITERIA:**
- Fire extinguisher is damaged (i.e., visibly defective; impacts functionality).
- OR
- Fire extinguisher 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

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<td>Property management would be expected to ensure that staff understand how to identify if a fire extinguisher is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</td>
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**INSPECTION PROCESS:**

**OBSERVATION:**
- Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, or marked cabinets).
- If present, visually inspect to identify any damage.

**REQUEST FOR HELP:**
- Ask the POA to show all fire extinguishers.

**ACTION:**
- None

**More Information:**
- None

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**TOOLS OR設備:**

**REQUIRED:**
- None

**USEFUL:**
- None
### Deficiency 3 — Outside: Fire extinguisher is damaged or missing.

#### Deficiency Criteria:
- Fire extinguisher is damaged (i.e., visibly defective; impacts functionality).
- OR
- Fire extinguisher 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:
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### Inspection Process:

- **Observation:**
  - Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, or marked cabinets).
  - If present, visually inspect to identify any damage.

- **Request for Help:**
  - Ask the POA to show all fire extinguishers.

- **Action:**
  - None

- **More Information:**
  - None

### Tools or Equipment:

- **Required:**
  - None

- **Useful:**
  - None
# SUMMARY OF CHANGES

**TITLE:** FIRE EXTINGUISHER  
**VERSION:** V2.2  
**DATE PUBLISHED:** 04/18/22

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<td>V2.2</td>
<td>2022-04-18</td>
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<td>Revised to include damaged fire extinguisher</td>
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<td>Revised rationale categories, types, and explanations</td>
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<td>Inspection Process</td>
<td>Revised observation</td>
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| ----- | Copy edits | V2.1 | 2021-04-02 |
| Deficiency 1 | |       |            |
| Health and Safety Determination | Added standardized description |       |            |
| HCV Pass / Fail | Field added; response input as "Fail" |       |            |

| Deficiency 2 | | V2.0 | 2020-10-28 |
| Title | Copy edits |       |            |
| Health and Safety Determination | Added standardized description |       |            |
| HCV Pass / Fail | Field added; response input as "Fail" |       |            |
| Rationale | Copy edits |       |            |

| Deficiency 3 | Added Outside location | V2.0 | 2020-10-28 |
| 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 |       |            |

| Overall Formatting | Complete rework of document format and layout | V1.3 | 2020-07-31 |

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**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

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**Deficiency 1**
- **Title**: Revised 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

**Deficiency 2**
- **Title**: Revised 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

**Deficiency 3**
- **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 |