

Toilet Version 1-2

Definition: A plumbing fixture to receive and dispose of human waste using water as a conveyance method.

Name toilet, urinal

Variants:

Most porcelain, plastic, metal

Common

Materials:

Most tank, bowl, lid, seat, flush handle, drain, drain lines, supply valve

Common

Components:

Location & Inspection of Toilet

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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Tools for Location & Inspection	Useful:	inspection mirror
	Required:	none

Common Locations:	Unit/Inside:	bathrooms
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How to Locate:	Visual Observation:	look in bathrooms in all dwelling units and inside areas
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Possible Deficiencies:	Deficiency 1:	Toilet missing
	Deficiency 2:	Toilet does not flush, discharge, fill, and shut off
	Deficiency 3:	Toilet seat is broken, loose, or missing

Deficiency 1: Toilet is missing

Rationale:

Sanitation, Direct: If a unit does not have a toilet, this limits the ability to safely dispose of human waste. If a toilet is missing and the sewer line is not capped, there is an increased potential for sewage backflow, potentially exposing residents to pathogens.

Safety, Indirect: If a toilet is missing and the sewer line is not capped, there is an increased potential for sewage gas (including methane) to flow into the unit.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if their units do not have toilets, and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is a severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.

How to Inspect:

Visual Observation: Look in every dwelling unit to verify that at least one operational toilet is present.

Please Note: **If there are additional locations for toilets but they are not installed in unfinished spaces, the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks. Restrooms with toilets that have been converted into use as another room (for example, a storage room) need not have the toilet removed.**

Record deficiency if: toilet is missing or there is not at least one operational toilet in the dwelling unit.

Deficiency 2: Toilet does not flush, discharge, fill, and shut off

Rationale: Sanitation, Direct: If a toilet does not flush, discharge, fill or shut off, this limits the ability to safely dispose of human waste.

Health, Indirect: A toilet that does not flush, discharge, fill or shut off may also leak or overflow, which could cause an increase in surface moisture, which provides an environment favorable for mold growth, which can trigger respiratory issues, including asthma.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if toilets do not flush, discharge, fill or shut off, and for facilities management to prioritize a work order response to fix that deficiency.

Increased Monetary Impact to the Residents, Direct: If the toilet is not shutting off and the resident is charged for water, there may be an increased expense for both water and sewer.

Health and Safety Determination: This is a severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.

How to Inspect:

Action: Engage the flushing mechanism of the toilet.

Visual Observation: Look to see if water drains from the bowl. Look to see if water refills the bowl.

Audio Observation: Listen that water has stopped running once the bowl is refilled

Record deficiency if: toilet does not flush, discharge, fill, and shut off.

Deficiency 3: Toilet seat is broken, loose, or missing

Rationale: Corrective Maintenance, Indirect: It is reasonable to expect tenants to report if toilet seats are broken, loose, or missing and for facilities management to prioritize a work order response to fix that deficiency.

Health and Safety Determination: This is not a health and safety issue. It is a function and operability issue and should be corrected in accordance to the property management's established maintenance plans.

How to Inspect: **Visual Observation:** Look to see if the toilet seat is present. Look for any cracks in the toilet seat that separate it into separate pieces. Look for any missing bolts that secure the seat to the bowl.

Action: Grab edge of toilet seat and apply moderate pressure left and right.

Record deficiency if: toilet seat is broken, loose, or missing.

Toilet, Version 1-2 (27 Dec 2019)

Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.