

Trash Chute Version 1-2

Definition: A large tube that is used to move trash to a central collection point, typically at one door per floor for easy access, typically located in high-rise buildings.

Name garbage chute, rubbish chute
Variants:

Most metal
Common
Materials:

Most chute, door, latch, compactor
Common
Components:

Location & Inspection of Trash Chute

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Audio acuity for detection of functionality - Mobility for access to all areas of the property
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Tools for Location & Inspection	Useful:	flashlight
	Required:	None

Common Locations:	Unit/Inside:	hallways of high-rises, closets in hallways of high-rises, typically located in the same place on every floor
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How to Locate:	Visual Observation:	Look for a small, rectangular, metal door in hallways of high-rises that indicates the door's purpose is for waste disposal. Look for doorways in hallways of high-rises that indicate a closet that contains such a door.
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Possible Deficiencies:	Deficiency 1:	Chute door does not open, opens when latch is not engaged, or does not close automatically and latch.
	Deficiency 2:	Chute is clogged
	Deficiency 3:	Compactor is inoperable

Deficiency 1: Chute door does not open, opens when latch is engaged, or does not close automatically and latch

Rationales:

Safety, Indirect: In the case of a fire emergency, a trash chute with a door that does not properly latch may provide a route for fire to move from location to location through a building. An unexpectedly open chute door may represent a fall risk for residents and visitors.

Sanitary, Indirect: If a chute door is not fully operable, this limits the usability of the trash chute, which may lead to reduced removal of trash from units and common areas, which could lead to unsanitary conditions.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if trash chute doors do not open, open when latch is engaged, or do not close automatically and latch and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: It is reasonable to expect that trash chute doors that do not open, open when latch is engaged, or do not close automatically and latch would be identified through routine observations and facilities management would prioritize work orders to fix this deficiency.

Health and Safety Determination: This is a standard health and safety issue requiring repair, correction, or act of abatement within 30 days.

How to Inspect:

Action: Engage latch and attempt to open door. If door opens, release door handle.

Visual Observation: Look to see if door closes automatically.

Action: Attempt to open the door without engaging the latch.

Record deficiency if: Chute door will not open with latch engaged, will open when latch is not engaged, or will not close automatically once open.

Deficiency 2: Chute is clogged

Rationales: Sanitary, Indirect: If a trash chute door is clogged, this limits the usability of the trash chute, which may lead to reduced removal of trash from units and common areas, which could lead to unsanitary conditions.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if trash chutes are clogged and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: It is reasonable to expect that trash chutes that are clogged would be identified through routine observations and facilities management would prioritize work orders to fix this deficiency.

Health and Safety Determination: This is a standard health and safety issue requiring repair, correction, or act of abatement within 30 days.

How to Inspect: Action: Open the chute door.
Visual Observation: Look to see if trash is accumulated anywhere inside the chute above and below the door.

Record deficiency if: Accumulated trash is visible.

Deficiency 3: Compactor is inoperable

Rationales: Sanitary, Indirect: If trash cannot be compacted, this could lead to trash remaining in the chute and not being removed in a timely manner.

Routine Maintenance, Direct: It is reasonable to expect that an inoperable compactor would be identified through routine observations and facilities management would prioritize work orders to fix this 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: Request for Info: Ask POA representative if trash compactor is present. If not, disregard this deficiency. If so, continue these steps.

Action: Walk to room on lowest level of building where trash chute deposits trash.

Request for Help: Ask POA representative to engage compactor.

Audible Observation: Listen to compactor to hear it engage and perform cycle of trash compaction.

Record deficiency if: Compactor is present and does not engage or perform cycle of trash compaction.

Trash Chute, Version 1-2 (26 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.
- Copy edit