

## Window Version 1-2

Definition: an opening that provides ventilation, security, natural light and prevents the outside elements from entering the interior.

Name Variants: casement window, bay window, dormer, double hung window, slider, fixed pane, skylight

Most Common Materials: glass, vinyl, fiberglass, aluminum, wood

Most Common Components: frame, balance, header, sill, pane, jambs, glass, sash, jamb liner, rail, lock, weather strip

## Location & Inspection of Windows

Abilities or Knowledge Needed:	- Visual acuity for location & inspection
	- Mobility for access to all areas of the property
	- Understanding of item's components

Tools for Location & Inspection	Useful:	measuring device
	Required:	none

Common Locations:	Unit/Inside:	any room that shares an exterior wall
	Outside:	exterior walls of buildings

How to Locate:	Visual Observation:	Look for opening in exterior walls of buildings.
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Possible Deficiencies:	Deficiency 1:	Window will not stay open
	Deficiency 2:	Missing window pane or sash
	Deficiency 3:	Window does not close or lock



## Deficiency 2: Missing or damaged pane or sash

**Rationales:**

**Health, Indirect:** If a window has a damaged pane or sash, or is missing one of those components, residents and visitors inside the building could be exposed to weather such as excessive cold or excessive heat, which can negatively impact health. If a window has a damaged pane or sash, or is missing one of those components, the inside of the building could be exposed to precipitation, which could cause an increase in surface moisture, which provides an environment favorable for mold growth, which can trigger respiratory issues, including asthma. If a window has a damaged pane or sash, or is missing one of those components, residents and visitors inside the building could be exposed to increased amounts of dust and other particulate matter from outside.

**Safety, Indirect:** A window that has a damaged pane or sash, or is missing one of those components, can present a fall hazard, especially for children.

**Security, Indirect:** If a window has a damaged pane or sash, or is missing one of those components, intruders might be able to open the window from outside and then enter the unit.

**Corrective Maintenance, Indirect:** It is reasonable to expect that tenants would report windows with missing or damaged panes or sashes and facilities management would prioritize work orders to fix this deficiency.

**Routine Maintenance, Direct:** It is reasonable to expect that windows with missing or damaged sashes or panes would be identified through routine daily 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:** Visual Observation: Look and pane and sash for presence. If present, look for cracks, chips, and other signs of damage.

**Record deficiency if:** pane or sash is missing or damaged.

## Deficiency 3: Window does not close or lock

**Rationales:**

Health, Indirect: If a window does not close, residents and visitors inside the building can be exposed to weather such as excessive cold or excessive heat, which can negatively impact health. If a window does not close, the inside of the building can be exposed to precipitation, which could cause an increase in surface moisture, which provides an environment favorable for mold growth, which can trigger respiratory issues, including asthma. A window that does not close will have reduced ability, as compared to a window that can close, to block external noise, and this may interfere with sleep, which is critical to health. If a window does not close, residents and visitors inside the building could be exposed to increased levels of dust and other particulate matter from outside.

Safety, Indirect: A window that does not close can present a fall hazard, especially for children.

Security, Indirect: If a window does not close or lock, it will not prevent intruders from entering a unit.

Corrective Maintenance, Indirect: it is reasonable to expect tenants to report windows that do not close or lock, and for facilities management to fix that damage in accordance with established maintenance plans.

**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 window and attempt to close window completely. Engage lock—if the window closes completely and the lock is present and functional—attempt to open window.

**Record deficiency if:** the window does not close completely or the lock is not present or the window is able to be opened once the lock is engaged.

# Window, 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.