

Egress

Definition: a safe, continuous, and unobstructed path of travel from any point in the building, unit or structure to the public way

Name N/A
Variants:

Most N/A
Common
Materials:

Most "EXIT" signs, fire escape, accessible windows, exit doors.
Common
Components:

Location & Inspection of Egress

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:	None
	Required:	length measuring device

Common Locations:	Unit/Inside:	hallways, stairwells, corridors
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How to Locate:	Visual Observation:	Look at all habitable attics, habitable basements, common rooms and sleeping rooms.
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Possible Deficiencies:	Deficiency 1:	Blocked egress on building 4 stories or more.
	Deficiency 2:	Blocked egress on building 3 stories and less.
	Deficiency 3:	Blocked exit doors leading to the public way.
	Deficiency 4:	Blocked egress inside areas designated for resident use.

Deficiency 1: Blocked egress on building 4 stories or more

Rationale: Maintenance: Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

Health and Safety: Prevents or delays residents from reaching an exit access in case of an emergency.

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

How to Inspect: Visual Observation: Look for a minimum of two means of egress from a building to the public way, if so designed, and one primary means of egress from a unit to the exit access. The exit discharge must be clear and open to the public way. Look for the following conditions on doors and windows that are considered a blocked means of egress to the exit access:

- A. Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an Exit or any door along the Exit Access.
- B. Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).
- C. When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.
- D. Any lock on moveable security bars for doors or windows, requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- E. Resident's housekeeping, storage, or hoarding practices of placing items that block a primary means of egress.

Please note: **Child safety window guards that are normally found in apartment and public hallway windows to protect children 10 years of age or younger from falling to the outside of the building, are typically lightweight metal construction and can be dislodged with a reasonable degree of force when necessary and should not be considered as blocked egress unless they are improperly installed or constructed.**

Please note: **A hasp attached to moveable security bars is not a deficiency provided that the inspector can test the bars to evaluate proper operation.**

Record deficiency if: building has less than two unblocked means of egress to a public way or unit does not have at least one unblocked means of egress to the exit access.

Deficiency 2: Blocked egress on building 3 stories and less

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Prevents or delays residents from reaching an exit access in case of an emergency

Health and Safety	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
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How to Inspect:	Visual Observation: public	<p>Look for a minimum of one primary means of egress from a unit to the way and one secondary means of egress at each sleeping room. Look for a clear and unobstructed path from each sleeping room to the unit primary egress. The exit discharge must be clear and open to the public way. Look for the following conditions on doors and windows that are considered a blocked means of egress to the exit access:</p> <ul style="list-style-type: none">A. Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an Exit or any door along the Exit Access.B. Window locks that require a key, a tool, or special knowledge or effort to operate (from the egress side).C. When fixed security bars are present that cover a window or door that is the designated primary means of emergency egress from the building, or a window that is the designed egress point to a designated fire escape.D. Any lock on moveable security bars for doors or windows, requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.E. Resident's housekeeping, storage, or hoarding practices of placing items that block a primary means of egress.
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Action:	Measure unit window for compliance with minimum required dimensions of 24 inches high x 20 inches wide and sill height of 44 inches or less from floor.
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Record deficiency if:	unit does not have at least one unblocked means of egress to the exit access and one secondary means of egress at each sleeping room or least one sleeping room window does not measure the minimum of 24 inches high x 20 inches wide and a sill height of 44 inches or less above the floor.
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Deficiency 3: Blocked exit doors leading to the public way

Rationale: Maintenance: Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

Health and Safety: Prevents or delays residents from reaching an exit access in case of an emergency

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

How to Inspect: Visual Observation: Look at any door that has an exit sign or panic hardware.

Record deficiency if: any door that has an exit sign or panic hardware is blocked in any way.

Deficiency 4: Blocked egress inside areas designated for resident use

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Prevents or delays residents from reaching an exit access in case of an emergency

Health and Safety:	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
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How to Inspect:	Visual Observation:	Look for at least one useable exit designed for egress to the public way or exit access at all designated areas for the use of residents inside the building. The exit must be available when the room is in use.
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Record deficiency if:	there is not at least one useable exit designed for egress to the public way or exit access at all designated areas for the use of residents inside the building.
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