

TITLE: FIRE ESCAPE
VERSION: V3.0
DATE PUBLISHED: 06/20/23

DEFINITION: An apparatus on the outside of a building used for escaping from a building on fire.
PURPOSE: Provides a means of alternative emergency egress from the interior of the building to the exterior.
COMMON COMPONENTS: Stairs; Ladder; Platform; Guardrail; Handrail; A counterbalanced stairway; Drop ladder
LOCATION: Unit None
 Inside None
 Outside Exterior of building—typically high-rises and other multi-story buildings—near windows and exterior doors.
MORE INFORMATION: A blocked fire escape should be evaluated under the Egress standard.

DEFICIENCY 1: Fire escape component is damaged or missing.
LOCATION: Outside

DEFICIENCY I — OUTSIDE: FIRE ESCAPE COMPONENT IS DAMAGED OR MISSING.

DEFICIENCY CRITERIA: Any stair, ladder, platform, guardrail, or handrail is damaged (i.e., visibly defective; impacts functionality).
OR
Any stair, ladder, platform, guardrail, or handrail 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

INSPECTION PROCESS:

OBSERVATION: - Check the fire escape stairs, platforms, guardrails, and handrails for damage, deterioration, or any condition that renders the component unusable or unsafe to traverse.
- Inspect for missing fire escape components.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - If a window or door leading to the fire escape is blocked, refer to the Egress standard.
- If the fire escape itself is blocked, refer to the Egress standard.
- There is no requirement for inspectors to go on the fire escape as this is a visual observation from the ground or unit.
