

**TITLE:** STEPS AND STAIRS  
**VERSION:** V3.0  
**DATE PUBLISHED:** 06/20/23

**DEFINITION:** A single step, series of steps, or flights of steps that connect two levels.  
**PURPOSE:** For (personal) traffic (i.e., egress or ingress) going from one level to the next.  
**COMMON COMPONENTS:** Tread; Stringer; Riser; Railing; Nosing  
**LOCATION:**  Unit Hallway, stairwell  
 Inside Hallway, stairwell  
 Outside Along elevated walking paths  
**MORE INFORMATION:** None

**DEFICIENCY 1:** Tread is missing or damaged.  
**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 2:** Stringer is damaged.  
**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 3:** Step or stair is not functionally adequate.  
**LOCATION:**  Outside

**DEFICIENCY I — UNIT: TREAD IS MISSING OR DAMAGED.**

**DEFICIENCY CRITERIA:** Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).  
 OR  
 Tread on a set of stairs is loose or unlevel.  
 OR  
 A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days  
**HCV PASS / FAIL:** Fail  
**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the entire set of stairs for the presence of treads.
  - If present, examine each tread and nosing for damage.
  - Identify evidence of a previously installed tread that is now not present or is incomplete.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If tread nosing is damaged or broken, measure each occurrence.
  - Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.
- MORE INFORMATION:**
- If accessory treads are present, then verify if they are secure and level.

**DEFICIENCY I — INSIDE: TREAD IS MISSING OR DAMAGED.**

**DEFICIENCY CRITERIA:** Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).  
 OR  
 Tread on a set of stairs is loose or unlevel.  
 OR  
 A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days  
**HCV PASS / FAIL:** Fail  
**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the entire set of stairs for the presence of treads.
  - If present, examine each tread and nosing for damage.
  - Identify evidence of a previously installed tread that is now not present or is incomplete.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If tread nosing is damaged or broken, measure each occurrence.
  - Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.
- MORE INFORMATION:**
- If accessory treads are present, then verify if they are secure and level.

**DEFICIENCY I — OUTSIDE: TREAD IS MISSING OR DAMAGED.**

**DEFICIENCY CRITERIA:** Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).  
 OR  
 Tread on a set of stairs is loose or unlevel.  
 OR  
 A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days  
**HCV PASS / FAIL:** Fail  
**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the entire set of stairs for the presence of treads.
  - If present, examine each tread and nosing for damage.
  - Identify evidence of a previously installed tread that is now not present or is incomplete.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If tread nosing is damaged or broken, measure each occurrence.
  - Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.
- MORE INFORMATION:**
- If accessory treads are present, then verify if they are secure and level.

DEFICIENCY 2 — UNIT: STRINGER IS DAMAGED.

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: **Moderate**      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the entire set of stairs and, if visible, examine the stringers for signs of damage.
  - If instability is detected while walking on the stairs, look to determine if instability is likely caused by a damaged stringer.
  - Look to ensure the stringer is attached to the structure.
- REQUEST FOR HELP:** - None
- ACTION:** - Walk up the entire set of stairs to determine the stability of the stairs (i.e., feel for stability or bouncing).
- MORE INFORMATION:**
- Generally, stringers may only be visible on exterior stairs.
  - If not visible, then the inspector is unable to evaluate this deficiency.

DEFICIENCY 2 — INSIDE: STRINGER IS DAMAGED.

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: **Moderate**      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the entire set of stairs and, if visible, examine the stringers for signs of damage.
  - If instability is detected while walking on the stairs, look to determine if instability is likely caused by a damaged stringer.
  - Look to ensure the stringer is attached to the structure.
- REQUEST FOR HELP:** - None
- ACTION:** - Walk up the entire set of stairs to determine the stability of the stairs (i.e., feel for stability or bouncing).
- MORE INFORMATION:**
- Generally, stringers may only be visible on exterior stairs.
  - If not visible, then the inspector is unable to evaluate this deficiency.

DEFICIENCY 2 — OUTSIDE: STRINGER IS DAMAGED.

---

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

---

HEALTH AND SAFETY DETERMINATION: Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

---

INSPECTION PROCESS:

OBSERVATION: - Look at the entire set of stairs and, if visible, examine the stringers for signs of damage.  
- If instability is detected while walking on the stairs, look to determine if instability is likely caused by a damaged stringer.  
- Look to ensure the stringer is attached to the structure.

REQUEST FOR HELP: - None

ACTION: - Walk up the entire set of stairs to determine the stability of the stairs (i.e., feel for stability or bouncing).

MORE INFORMATION: - Generally, stringers may only be visible on exterior stairs.  
- If not visible, then the inspector is unable to evaluate this deficiency.

---

**DEFICIENCY 3 — OUTSIDE: STEP OR STAIR IS NOT FUNCTIONALLY ADEQUATE.**

---

**DEFICIENCY CRITERIA:** Step or stair is not functionally adequate (i.e., may not allow for personal traffic from one level to the next).

---

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

---

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at each step and stair and determine if it allows for personal traffic from one level to the next.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**MORE INFORMATION:** Conditions that may impact the functional adequacy of a step or stairs may include, but are not limited to:

- Damage or deterioration to the extent that it disrupts a person's ability to move from one level to the next
- Unintentional dimensional changes that may interrupt a person's walking pattern or movement
- Unstable material