

**TITLE:** SITE DRAINAGE  
**VERSION:** V3.0  
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**DEFINITION:** An exterior system that directs the flow of surface water.  
**PURPOSE:** To direct surface water away from the built environment (i.e., human-made structures, features, and facilities) to a designated location.  
**COMMON COMPONENTS:** Culverts; Swales; Ditches; Retention and detention basins; Curb; Drainage features; Underground piping  
**LOCATION:**  Unit None  
 Inside None  
 Outside Throughout the entire Outside area, especially adjacent to the built environment  
**MORE INFORMATION:** Decorative items should not be evaluated under this standard.

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**DEFICIENCY 1:** Water runoff is unable to flow through the site drainage system.

**LOCATION:**  Outside

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**DEFICIENCY 2:** Erosion is present.

**LOCATION:**  Outside

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**DEFICIENCY 3:** Grate is not secure or does not cover the site drainage system's collection point.

**LOCATION:**  Outside

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DEFICIENCY I — OUTSIDE: WATER RUNOFF IS UNABLE TO FLOW THROUGH THE SITE DRAINAGE SYSTEM.

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DEFICIENCY CRITERIA: Standing water is present above the outflow pipe entrance.  
OR  
Drainage is blocked such that the inspector believes water is unable to drain in the event of precipitation.

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HEALTH AND SAFETY DETERMINATION: Low Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

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INSPECTION PROCESS:

OBSERVATION: - Look at the site drainage system to determine the location of the site drain, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.  
- Once located, look to determine if water is present above the outflow drain or if debris has accumulated such that the inspector believes water is unable to drain in the event of precipitation.

REQUEST FOR HELP: - None

ACTION: - Shine light in the drainage system looking for obstruction.

MORE INFORMATION: - Do not examine city or public works systems.  
- Standing water may be present in a canal system or swale system and should not be considered a deficiency under this standard.

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DEFICIENCY 2 — OUTSIDE: EROSION IS PRESENT.

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DEFICIENCY CRITERIA: Erosion is present and the footer is exposed.  
OR  
Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.

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HEALTH AND SAFETY DETERMINATION: Low Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

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INSPECTION PROCESS:

OBSERVATION: - Look at all site drainage locations and identify signs of displaced soil or stone.  
- If within 2 feet from the built environment, look to determine if the footer is exposed.

REQUEST FOR HELP: - None

ACTION: - If identified, measure the distance between the built structure and the nearest point of erosion.

MORE INFORMATION: - Damage to the built environment caused by erosion should be evaluated under the respective item's standard, which may include but is not limited to:  
- Fence — Security  
- Foundation  
- Parking Lot  
- Private Roads and Driveways  
- Retaining Wall  
- Sidewalk, Walkway, and Ramp  
- Trip Hazard

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**DEFICIENCY 3 — OUTSIDE:** GRATE IS NOT SECURE OR DOES NOT COVER THE SITE DRAINAGE SYSTEM’S COLLECTION POINT.

**DEFICIENCY CRITERIA:** Grate is not secure or does not cover the site drainage system’s collection point.

**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 site drainage system to determine location of the site drain, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.
- Once located, look to determine if the system was designed to have a protective grate (e.g., mounting hardware, supporting ledge, bracket, hinge, gates) that is now not secure or does not cover the drainage system’s collection point.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**MORE INFORMATION:** - This deficiency only applies to a site drainage system that is designed to have a protective grate.