

TITLE: FENCE AND GATE  
 VERSION: V3.0  
 DATE PUBLISHED: 08/11/23

DEFINITION: Fence: A barrier, railing, or other upright structure to control access.  
Gate: A moveable barrier that closes an opening in a wall or fence.

PURPOSE: Establish a visual boundary and provide security and controlled access.

COMMON COMPONENTS: Post; Lock; Gate; Fencing material; Hinge; Latch; Nails

LOCATION:  Unit None  
 Inside None  
 Outside Throughout the exterior, parking area.

MORE INFORMATION:
 

- This item includes, but is not limited to, utility fencing, pool fencing, fencing around unprotected heights, storm water management pond, daycares, as well as associated gates.
- This item does not include non-security perimeter (i.e., intended to provide full or partial enclosure of a property along or near the property lines), landscape, or decorative fencing.
- A single or multi-panel garage door should be evaluated under Garage Door standard.

DEFICIENCY 1: Fence component is missing.  
 LOCATION:  Outside

DEFICIENCY 2: Gate does not open, close, latch, or lock.  
 LOCATION:  Outside

DEFICIENCY 3: Fence demonstrates signs of collapse.  
 LOCATION:  Outside

**DEFICIENCY I — OUTSIDE: FENCE COMPONENT IS MISSING.**

---

**DEFICIENCY CRITERIA:** Fence component is missing (i.e., evidence of prior installation, but now not present or is incomplete), resulting in a hole that is approximately 20% or greater of the area of a single section of fence.

---

**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 section of the fence for missing pickets or fence portions.

**REQUEST FOR HELP:** - None

**ACTION:** - Determine the approximate percentage of the section of fence impacted.

**MORE INFORMATION:** - A single section of fence is the portion of fence located between two consecutive posts.

---

**DEFICIENCY 2 — OUTSIDE: GATE DOES NOT OPEN, CLOSE, LATCH, OR LOCK.**

**DEFICIENCY CRITERIA:** Gate will not open.  
 OR  
 Gate will open when locked or latched.  
 OR  
 Gate will not close.

**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:** - None
- REQUEST FOR HELP:** - If lock is present on gate, ask the POA to unlock gate.  
 - If a lock is present on the gate, ask the POA to lock the gate.
- ACTION:** - Open the gate fully.  
 - Close the gate fully and latch the gate.  
 - Attempt to open the gate without engaging the latch.  
 - Attempt to open the locked gate while engaging the latch.
- MORE INFORMATION:** - If the fence is enclosing a utility item with the lock owned by the utility company, then the inspector should ensure that the gate is locked.  
 - If a lock is not present, then do not evaluate it as a deficiency under this standard.  
 - A single or multi-panel garage door should be evaluated under Garage Door standard.

**DEFICIENCY 3 — OUTSIDE: FENCE DEMONSTRATES SIGNS OF COLLAPSE.**

**DEFICIENCY CRITERIA:** Fence demonstrates signs of collapse.

**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 for failing (e.g., rotten, eaten, rusted, cracking) fence posts that allow all or part of a fence panel to become unstable, lean, or fall.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - None