VHA State Veterans Home Per Diem Program
Physical Environment Inspection Report

Checklist for One- and Two-Family Dwellings - NFPA 101-2012
All Code References are from NFPA 101-2012 according to 38 CFR Part 51.350

*This checklist is a summation of the requirements found in Chapter 24, One and Two-Family Dwellings of the 2012 Edition of the Life Safety Code. This checklist is not intended to be comprehensive. The user is cautioned to consult the code prior to answering the following questions. (current as of **1-10-2021**)*

Facility Name:_____

Facility Address:_____

Date Inspected:_____

Inspected By:_____

Number of Residents:_____

Item	Standard	Reference	Yes	No	N/A
	Multiple Occupancies:				
1-0	Is this a multiple occupancy? (If no, mark Items 1-0, 1-1, and 1-2 "N/A" and proceed to 2-1)	24.1.3			
1-1	Does the sole means of egress of the dwelling unit go directly to the outside without passing through a nonresidential occupancy? **OR**, (if YES, stop right here and go to item 1-2.) If the sole means of **egress** of the dwelling unit does pass through a nonresidential occupancy in the same building, is: 1. The building protected by an automatic sprinkler system, and does the sole means of egress from the dwelling unit of the residential occupancy not pass through a high hazard contents area as defined in 6.2.2.4; **OR**, 2. The sole means of egress from the dwelling unit of the residential occupancy to the exterior separated from the remainder of the building by fire barriers having a fire resistance rating of not less than 1 hour in a non-sprinkler protected building, and does the sole means of egress from the dwelling unit of the residential occupancy not pass through a high hazard contents area as defined in 6.2.2.4?	24.1.3.1 24.1.3.2.1 24.1.3.2.2			

Item	Standard	Reference	Yes	No	N/A
1-2	Where dwelling units of a residential occupancy are located above a nonresidential occupancy do they meet one of the following conditions? 1. The dwelling unit of the residential occupancy and exits therefore are separated from the nonresidential occupancy by construction having a fire resistance rating of not less than 1 hour, **OR** 2. The nonresidential occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7, **OR** 3. The nonresidential occupancy is protected by an automatic fire detection system in accordance with Section 9.6	24.1.3.3			
	Means of Escape Requirements:				
	Primary Means of Escape:				
2-1	Does every sleeping room and every living area have at least one **primary means of escape** and is the primary means of escape a door, stairway, or ramp providing a means of unobstructed travel to the outside of the dwelling unit at street or ground level?	24.2.2.1.1 24.2.2.2			
	Secondary Means of Escape:				
2-2	Does every sleeping room and every living area have a **secondary means of escape OR**, is one of the following conditions met: 1. The bedroom or living area has a door leading directly to the outside of the building at or to grade level, **OR** 2. The dwelling unit is protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.	24.2.2.1.2			
	Is Item 2-3, **OR** 2-4 **OR** 2-5 met? Identify which is/are met and mark the other(s) "N/A".				
2-3	Is the **secondary means of escape**: A door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or ground level that is independent of and remote from the primary means of escape, **OR**,	24.2.2.3.1			
2-4	Is the **secondary means of escape**: A passage through an adjacent non-lockable space, independent of and remote from the primary means of escape, to any approved means of escape, **OR**,	24.2.2.3.2			

Item	Standard	Reference	Yes	No	N/A
2-5	Is the **secondary means of escape**: An outside window or door operable from the inside without the use of tools, keys, or special effort and provides a clear opening of not less than 5.7 ft^2. The width is not less than 20 inches and the height is not less than 24 inches. The bottom of the opening is not more than 44 inches above the floor. Such means of escape are acceptable where one of the following criteria is met: a. The window is within 20 ft of grade. b. The window is directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction. c. The window or door is open onto an exterior balcony. d. Windows having a sill height below the adjacent ground level are provided with a window well meeting the following criteria: 1) The window well has horizontal dimensions that allow the window to be fully opened. 2) The window well has an accessible net clear opening of not less than 9 ft^2 with a length and width of not less than 36 inches. 3) A window well with a vertical depth of more than 44 inches is equipped with an approved permanently affixed ladder or with steps meeting the following criteria: a.) The ladder or steps do not encroach more than 6 inches into the required dimensions of the window well. b.) The ladder or steps are not obstructed by the window.	24.2.2.3.3			
	Arrangement of Means of Escape.				
2-6	Do all required paths of travel in the means of escape from any room to the outside pass through spaces that are under the immediate control of the occupant of the first room and not go through a bathroom or space subject to locking?	24.2.3			
	Doors.				
2-7	Are all doors in the path of travel in the means of escape at least 28 inches wide unless, they are bathroom doors or doors serving a room no greater than 70 ft^2 (these rooms are permitted to have doors that are no less than 24 inches wide)?	24.2.4.1			
2-8	Are all doors at least 6 ft 6 inches nominal height?	24.2.4.3			
2-9	Is every closet door latch such that children can open the door from inside the closet?	24.2.4.4			
2-10	Can every bathroom door be opened from the outside during an emergency when locked?	24.2.4.5			

Item	Standard	Reference	Yes	No	N/A
2-11	Are all doors in any means of escape unlocked against egress when the building is occupied and are all locking devices easily disengaged? {See Item 2-14}	24.2.4.7			
2-12	Are the floor surfaces at each side of door openings in the primary means of escape within ½" of each other unless: 1. A door discharges to the outside or to an exterior balcony or exterior exit access where the floor level outside the door shall be permitted to be one step lower than the inside, but shall not be in excess of 7 in, **OR**; 2. A door at the top of a stair that opens directly at a stair, provided that the door does not swing over the stair and the door serves an area with an occupant load of fewer than 50 persons.	24.2.4.8			
2-13	Are the forces to open doors not too difficult? (See 7.2.1.4.5 below.)	24.2.4.9			
2-14	Do latching devices for doors comply with 7.2.1.5.10. (See 7.2.1.5.10 below)	24.2.4.10			
	Stairs, Ramps, and Guards.				
2-15	Do stairs, ramps, guards, and handrails comply with 24.2.5.1?	24.2.5.1			
2-16	Are interior stairways properly illuminated?	24.2.5.2			
2-17	For interior stairways, are manual lighting controls reachable and operable without traversing any step of the stair?	24.2.5.3			
2-18	Is the clear width of stairs, landings, ramps, balconies, and porches not less than 36 inches?	24.2.5.4			
	Hallways.				
2-19	Is the width of hallways, other than existing approved hallways, which shall be permitted to continue to be used, not less than 36 inches?	24.2.6.1			
2-20	Is the height of hallways, other than existing approved hallways, which shall be permitted to continue to be used, not less than 7 ft nominal, with clearance below projections from the ceiling not less than 6 ft 8 inches nominal?	24.2.6.2			
2-21	Interior Wall and Ceiling Finish. Are the interior wall and ceiling finish materials no worse than Class C?	24.3.3.2			

Item	Standard	Reference	Yes	No	N/A
	Detection, Alarm, and Communications Systems.				
3-1	Are smoke alarms provided in accordance with 9.6.2.10 as follows: (battery operated smoke alarms are permitted and smoke alarms are not required to be interconnected in existing facilities) 1. In all sleeping rooms, and 2. Outside of each separate sleeping area, in the immediate vicinity of the sleeping rooms, and 3. On each level of the dwelling unit, including basements? **OR**	24.3.4			
3-2	Is a smoke detection system provided in the same locations as above equipped with an approved means of occupant notification?	24.3.4.2			
3-3	Are smoke alarms tested monthly in accordance with NFPA 101 Chapter 72?	9.6.2.10 14.4.6			
	Heating, Ventilating, and Air-Conditioning.				
4-1	Is the heating, ventilating, and air-conditioning equipment installed properly (in compliance with the provisions of Section 9.2.)?	24.5.1.1			
4-2	Are fuel-fired heaters vented, **OR** are unvented fuel fired heaters listed and approved for use?	24.5.1.2			

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NFPA 101, 2012 Code References:

7.2.1.4.5 Door Leaf Operating Forces.

7.2.1.4.5.1 The forces required to fully open any door leaf manually in a means of egress shall not exceed 15 lbf (67 N) to release the latch, 30 lbf (133 N) to set the leaf in motion, and 15 lbf (67 N) to open the leaf to the minimum required width, unless otherwise specified as follows:
(1) The opening forces for interior side-hinged or pivoted-swinging door leaves without closers shall not exceed 5 lbf (22 N).
(2) The opening forces for existing door leaves in existing buildings shall not exceed 50 lbf (222 N) applied to the latch stile.
(3) The opening forces for horizontal-sliding door leaves in detention and correctional occupancies shall be as provided in Chapters 22 and 23.
(4) The opening forces for power-operated door leaves shall be as provided in 7.2.1.9.
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7.2.1.5.10* A latch or other fastening device on a door leaf shall be provided with a releasing device that has an obvious method of operation and that is readily operated under all lighting conditions.

7.2.1.5.10.1 The releasing mechanism for any latch shall be located as follows:
(1) Not less than 34 in. (865 mm) above the finished floor for other than existing installations
(2) Not more than 48 in. (1220 mm) above the finished floor

7.2.1.5.10.2 The releasing mechanism shall open the door leaf with not more than one releasing operation, unless otherwise specified in 7.2.1.5.10.3, 7.2.1.5.10.4, or 7.2.1.5.10.6.

7.2.1.5.10.3* Egress door assemblies from individual living units and guest rooms of residential occupancies shall be permitted to be provided with devices, including automatic latching devices, that require not more than one additional releasing operation, provided that such device is operable from the inside without the use of a key or tool and is mounted at a height not exceeding 48 in. (1220 mm) above the finished floor.

A.7.2.1.5.10.3 Examples of devices that, when used with a latch, can be arranged to require not more than one additional releasing operation include night latches, dead bolts, and security chains.
7.2.1.5.10.4 Existing security devices permitted by 7.2.1.5.10.3shall be permitted to have two additional releasing operations.
7.2.1.5.10.5 Existing security devices permitted by 7.2.1.5.10.3, other than automatic latching devices, shall be located not more than 60 in. (1525 mm) above the finished floor.
7.2.1.5.10.6 Two releasing operations shall be permitted for existing hardware on a door leaf serving an area having an occupant load not exceeding three, provided that releasing does not require simultaneous operations.