



June 18, 2024

Dear Housing Provider,

We are writing to inform you of important changes that will affect landlords participating in our Section 8 Voucher Program. Units subsidized by the Section 8 Voucher Program have traditionally been subject to the "Housing Quality Standards" Inspection (HQS). The new inspection format, known as "NSPIRE", will change how deficiencies are evaluated. Instead of a simple pass/fail result, there will now be severities of deficiencies. Below are some notable changes to be aware of as you prepare for your next annual housing inspection.

Effective December 31, 2024:

- **Smoke Detectors:** All battery-operated must be replaced with sealed, tamper-proof battery smoke detectors. Carbon Monoxide Detection devices are required but only in units where there is a fuel burning appliances and/or a fire place.
- **Bedroom Smoke Detectors:** HUD NSPIRE now requires **smoke detectors** to be installed in **EVERY BEDROOM of the assisted unit**. This requirement is also mandated by Utah State Law.
- **Placement of smoke detectors:** The placement of smoke detectors will now follow the new mandate put forth from the National Fire Prevention Association.
 - If mounted on the ceiling, the smoke detector must be more than 4 inches from the wall.
 - If mounted on the wall, it must be between 4 and 12 inches from the ceiling.
 - Smoke alarms should not be installed within 36" of windows, exterior doors, or ducts where drafts might interfere with their operation.
 - Smoke alarms should not be painted or have stickers or other decorations present.

Nspire rating system and new correction due dates:

| Rating | Corrective Due Date | Definition |
|------------------|--------------------------|---|
| Life Threatening | Fail 24 hours | Present of an extreme high risk to tenant. |
| Severe | Fail 24 hours to 30 days | Present a high risk of permanent disability, or serious injury or illness, to a resident. |
| Moderate | Failed 30 days | Physical security or safety of a resident or their property could be compromised. |
| Low | Pass 60 days | No presenting a substantive health or safety risk to residents. |



There are more changes on how Nspire will observe and report these concerns. Please take the time to learn more about what these changes are and how they may affect you.

Below are some links to Nspire compliance;

https://www.hud.gov/program_offices/public_indian_housing/reaac/nspire
The HUD website has several resources available.

[US Housing Consultants - Services for Affordable Housing \(us-hc.com\)](http://us-hc.com);

This website has trainings and an Nspire manual for the Housing Choice Voucher program.

www.provohousing.org Website provides guidance for Nspire inspections including a list of areas that are capable of being inspected or observed.

We hope this information helps you prepare for these upcoming changes. If you have any questions or need further clarification, please do not hesitate to contact us at:

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Thank you for your participation in the HCV program, your partnership is invaluable.

Sarah Van Cleve
Executive Director