HUD TRANSITIONS HOUSING QUALITY STANDARDS TO NSPIRE STANDARDS

Effective October 1, 2024, all rental units assisted by housing choice voucher funds will be inspected using the new NSPIRE (National Standards for the Physical Inspection of Real Estate) standards. NSPIRE is the new health and safety inspection model for housing owned, insured, or subsidized by the U.S. Department of Housing and Urban Development (HUD).

HUD has made this transition to establish consistency ensuring all units, which receive HUD assistance, are inspected utilizing the same standards. In the past there were two different standards applied depending on the type of assistance, UPCS (Uniform Physical Condition Standards) and HQS (Housing Quality Standards).

Below is a list of the major changes in the standards.

* Addressing life-threatening and severe deficiencies within 24 hours.
* Establishes three inspectable areas:
	+ Unit: The interior components of an individual dwelling, where the residents lives.
	+ INSIDE: Refers to the common areas and building systems within the building interior and are not inside a unit. This could include laundry facilities, workout rooms, and so on.
	+ OUTSIDE: Refers to the building site, building exterior components, and any building systems located outside of the building or unit. This includes things like playgrounds, sidewalks, and air-conditioning units.
* Making the Smoke Alarm standard consistent with the National Fire Protection Association (NFPA) Standard 72 – National Fire Alarm and Signaling Code.
* Creating a Fire Door Standard detailing the specific function, operability, and structural integrity requirements for fire doors.
* Setting minimum temperature requirements during the colder months and requiring a permanent heating source.
* Including criteria for when guardrails and handrails are required.
* Establishing infestation deficiencies based on discrete levels of observations with clarification on which pests are included in this standard.
* Developing deficiencies based on observed mold conditions or elevated moisture levels measured using a moisture meter.
* Specifying Ground-Fault Circuit Interrupter (GFCI) protection as a requirement.
* Including affirmative habitability requirements for bathrooms, kitchens, and other rooms utilized by residents.

For details on each of the new NSPIRE standards, please visit: <https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/standards>

|  |
| --- |
| **ITEMS WHICH REQUIRE A 24-HOUR CORRECTION** |
| * Call for Aid Systems is present and does not work.
 |
| * Carbon monoxide alarms not installed in all required locations.
 |
| * Clothes dryer transition duct detached or missing, OR exhaust ventilation system has restricted airflow, OR transition duct is constructed of unsuitable material.
 |
| * Electrical conductor is not enclosed or properly insulated (damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, missing lightbulb or an opening or gap is present and measures greater than ¼ inch.
 |
| * Obstructed egress (must be minimum of 2 unobstructed means of egress to public way and 1 primary means from unit or inside of the building to the exit access.
 |
| * Electrical outlet or switch is damaged.
 |
| * Fuse or breaker is damaged.
 |
| * Exit sign is damaged, missing, obstructed, or not adequately illuminated.
 |
| * Fire escape component is damaged or missing (stair, ladder, platform, guardrail, or handrail)
 |
| * Fire extinguisher pressure gauge reads over or under charged OR fire extinguisher service tag is missing, illegible, or expired OR fire extinguisher is damaged or missing (if evidence to show previously had fire extinguisher)
 |
| * Improperly stored flammable or combustible item on or near an ignition source.
 |
| * Guardrail missing or not installed on walking surface which is more than 30 inches above floor or grade below OR guardrail not functionally adequate (missing a functional component or damaged or less than 30 inches in height or not securely attached and cannot reasonably protect from fall hazards)
 |
| * Permanently installed heating source damaged, inoperable, missing or not installed and outside temperature is below 68 degrees Fahrenheit
 |
| * Smoke alarm is not installed where required (inside each sleeping area, outside each sleeping area and on each level)
 |
| * Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of head OR paint or foreign material on sprinkler head assembly OR sprinkler head escutcheon is missing (ring around assembly) or concealed sprinkler cover plate assembly is missing.
 |
| * Hot water heater chimney or flue piping is blocked, misaligned, or missing OR gas shutoff valve is damaged, missing or not installed. \*\*Note: discharge line is to terminate between 6 to 2 inches from waste receptor flood-level (floor).
 |
| **NEW OR UPDATED FAILED INSPECTION ITEMS** |
| * Infestation in addition to roach, bed bug, and rodent to include but not limited to ants, wasps, or beehives, squirrels, birds, and bats in an interior area.
 |
| * Mold-like substance: \*patches of mold-like substance less than 1 Sq. feet will pass;

\*Cumulative area of patches less than 1 Sq. foot and greater than 9 Sq. feet in a room is a 30 day correction;\*\* Cumulative area of patches less than 9 Sq. feet in a room in the UNIT is a 24-hour correction. |
| * Parking logs: \*Fail for pothole less than 4 inches deep and 144 Sq. inches or any number of potholes taken cumulatively are less than 4 inches deep and 144 Sq. inches.

\*\*More than 3 inches of water accumulated in parking lot and 5% or more of lot is unusable. |
| * Private roads and driveways: \*Road or driveway access to property is blocked or impassable for vehicles; \*\*Road or driveway has potholes less than 4 inches deep and 144 Sq. inches wide.
 |
| * Sidewalk, walkway, or ramp is blocked or impassable, includes overgrown vegetation.
 |