12/02/2024

Notice to PRHA Landlords

In the revised notice 2024-26, HUD extended the implementation date of the new NSPIRE inspection protocol until October 1, 2025. FMHA may implement NSPIRE prior to this date, but mandatory compliance is October 1, 2025. Although PRHA will not implement NSPIRE until 10/01/2025, landlords are reminded that they are required to be in compliance with carbon monoxide detectors and smoke alarms as they implement statutory mandates required by Congress.

**Smoke Detectors**

* Landlords are already required to comply with the Federal Fire Safety Act of 1992 and to keep in compliance with National Fire Protection Association (NFPA) Standards, currently NFPA 72. (Smoke alarms are required to be installed on each level, outside of sleeping areas (within 21 ft) and inside each sleeping area.) **Additionally, effective December 29th, 2024, all smoke alarms are required to be either hard-wired or sealed 10-year battery devices.**

**Carbon Monoxide Alarms**

If applicable (unit contains fuel-burning appliances, fuel-burning fireplace, forced-air furnace) the following is required:

* A single or multiple station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal, or if the unit is occupied by a person with a hearing impairment, a distinct visual alarm or combination of audible and visual alarms. It incorporates a sensor, control components, and an alarm notification appliance in a single unit and must be installed in the proper location.
* Proper locations include but are not limited to each bedroom or immediate vicinity, and any adjacent spaces from which byproducts of combustion gases can flow.

To learn more about NSPIRE's upcoming changes please visit:

<https://www.hud.gov/program_offices/public_indian_housing/reac/nspire>

<https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/standards>