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July 22, 2024

To: Housing Choice Voucher (HCV) Landlords

From: Section 8 HCV Inspectors

This letter is to notify you of upcoming changes to the Section 8 Housing Choice Voucher Program inspection protocol. We are in the process of transitioning from **HQS (HOUSING QUALITY STANDARDS)** to **NSPIRE (NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE)**. The following are some of the changes that will take effect but are not limited to October 1st, 2024:

- 1. Smoke Detectors:** There must be a working hard wired or 10-year sealed battery smoke detector in every bedroom and outside its vicinity on every floor.
- 2. Carbon Monoxide Detectors:** There must be a carbon monoxide detector in every bedroom and outside its vicinity on every floor. This applies to dwelling units where there is a gas source appliance, fuel burning appliances, fuel burning fireplace or enclosed garage.
- 3. Ground Fault Circuit Interrupter, GFCI:** A GFCI must be installed anywhere there is an electrical outlet that is not currently protected by a GFCI and is present within 6 feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room. **NOTE: Removing or cancelling or covering the outlet does not satisfy the requirement.**

Please note that if there is any non-working smoke or carbon monoxide detector in the dwelling unit, this constitutes a 24-hour health and safety hazard and is the responsibility of the owner/landlord to make the correction. The GFCI correction time is 30 days and is also the responsibility of the owner/landlord.

We greatly appreciate your participation as a landlord with the Section 8 Housing Choice Voucher Program as we work together to provide safe, decent, and sanitary housing for your tenants and our clients. If you have any questions, or concerns please feel free to contact any of the two inspectors: Nick Amezcua: namezcua@ivha.org

Gabriel Castro: gcastro@ivha.org

Below is a web address that you may visit to learn more about NSPIRE:
https://www.hud.gov/program_offices/public_indian_housing/reac/nspire

Thank you for your anticipated cooperation with this transition.