

ATTENTION LANDLORDS

New Safety Requirements for Smoke Alarms Effective December 29, 2024

All Smoke Alarms must be either a hardwired device or a sealed 10-year battery device and require at least one installed:

1. In each bedroom and
2. Outside each sleeping area and
3. On each level of the unit.

These safety updates are part of HUD's new NSPIRE standards and are effective now. Implementation of the remaining NSPIRE standards has been delayed until 2/1/2027. At that time, it will include updated requirements about specific *placement* of detectors. If you have properties requiring updated devices to comply with this 12/29/2024 requirement, please reference this information from the NSPIRE website https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE-Standard-Smoke-Alarm_20230811.pdf so that you can place them in accordance with the upcoming requirements.

NSPIRE is not a replacement for local or state building code inspections, which may have more stringent requirements than NSPIRE.

This is considered a 24-hour repair so please make sure that your assisted units are in compliance now.

Other Installation Tips

- Carbon Monoxide (CO) detectors became an inspection requirement in December 2022 in assisted units containing fuel burning fireplace, fuel burning appliances and/or an attached garage. At minimum, a detector is required near each sleeping areas.
- The majority of our assisted units are already in compliance with both the carbon monoxide and smoke detector safety requirements but if you do need to update your properties, upgrading to a combination smoke detector/CO alarm could be a consideration as these simplify installations.
- Another consideration: Some brands of combination smoke and carbon monoxide detectors, and 10-year sealed battery smoke detectors are clearly labelled as such on the face of the alarm, facilitating future identification. Some include a label on the side of the alarm to list the expiration date.
- The requirement for smoke detectors to be either hardwired or equipped with a sealed 10-year battery ensures that smoke detectors are consistently operational, providing better protection against fire hazards in homes. Benefits: it may reduce maintenance calls for non-working alarms and save on replacing missing smoke detectors. **Biggest benefit: According to the National Fire Protection Association (NFPA), having working smoke alarms in the home reduces the risk of dying in a home fire by 54 percent.**