



SNRHA
Southern Nevada Regional Housing Authority

October 1, 2024

Dear Housing Provider,

We are writing to inform you of important changes that will affect landlords participating in our Housing Choice Voucher (HCV) Program. Units subsidized by the HCV 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 changes to be aware of as you prepare for your next annual housing inspection.

Effective December 31, 2024:

- **Smoke Detectors:** All battery-operated smoke detectors must be replaced with sealed, tamper-proof battery-operated smoke detectors. Carbon Monoxide Detection devices are required, but only in units where there is a fuel burning appliance and/or a fireplace.
- **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 Nevada 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 and must be corrected within 24 hours	Presents an extremely high risk to resident.
Severe	Fail and must be corrected within 24 hours to 30 days	Presents a high risk of permanent disability, or serious injury or illness, to a resident.
Moderate	Failed and must be corrected within 30 days	Physical security or safety of a resident or their property could be compromised.
Low	Pass but needs to be corrected within 60 days	Not presenting a substantive health or safety risk to residents.





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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/reac/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.

This information will help you prepare for these upcoming changes. If you have any questions or need further clarification, please do not hesitate to contact us at:

Inspection Department at 702.477.3453

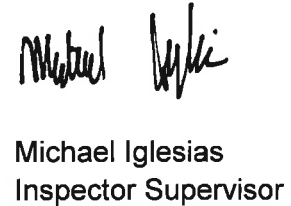
Thank you for your participation in the HCV program, your partnership is invaluable.



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Michael Iglesias
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