



ASSISTANT SECRETARY FOR
PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

SPECIAL ATTENTION OF:

Regional Administrators; Directors of HUD
Regional and Field Offices of Public
Housing; Public Housing Agencies;
Property Owners participating in any
Housing Choice Voucher program.

NOTICE PIH 2024-26, REV-1

Issued: August 9, 2024

Originally Issued: September 29, 2023

Expires: This notice remains in effect until
amended, superseded, or rescinded.

Cross References:

24 CFR Parts 5, 35, 882, 982, 983

Notice PIH 2023-16

Notice PIH 2022-01

Notice PIH 2020-31

Notice PIH 2017-20

Notice PIH 2016-05

Notice PIH 2013-17

SUBJECT: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE) Administrative Procedures for the Housing Choice Voucher (HCV) Programs, REVISION 1

4. Extended Compliance Date and Notification to HUD

With this notice, and in accordance with Federal Register Notice, 89 FR 55645, "Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE); Extension of NSPIRE Compliance Date for HCV, PBV and Section 8 Moderate Rehab and CPD Programs," PHAs may continue using HQS, as previously defined in 24 CFR 982.401, or other HUD-approved inspection methods as their inspection standards for up to one additional year, or until October 1, 2025. PHAs are still highly encouraged to implement NSPIRE as soon as feasible any time after October 1, 2023, but must be in compliance with NSPIRE Standards no later than October 1, 2025.

Regardless of which inspection standards are used, PHAs are reminded that they must include compliance with the NSPIRE standards for carbon monoxide detectors and smoke alarms as they implement statutory mandates required by Congress. The carbon monoxide detectors requirement took effect and became an inspectable item on December 27, 2022. PHAs may directly follow the [NSPIRE Carbon Monoxide standard](#) or see [Notice PIH 2022-01](#) for additional guidance on this requirement. For smoke alarms, PHAs are already required to comply with the Federal Fire Safety Act of 1992 and keep their HQS inspections current with the National Fire Protection Association (NFPA) Standards, currently NFPA 72. Additional changes will take effect on December 29, 2024⁵, requiring all smoke alarms be either hard wired or sealed, 10-year battery devices. The [NSPIRE Smoke Alarm standard](#) reflects current NFPA 72 and will be updated with the additional mandates by the statutory compliance date. PHAs may find it helpful to inform landlords of the upcoming changes and requirements as soon as possible.