



Oil City Housing Authority Section 8 Voucher Program Changes

Date: November 14, 2023
To: Section 8 Housing Choice Voucher Landlords
From: Missy Reed, Section 8 Coordinator
Subject: CHANGES IN HOUSING QUALITY STANDARD INSPECTIONS

Effective **October 1, 2024**, HUD will cease the (HQS)Housing Quality Standards for Annual, Initial and Special Inspections in the Housing Choice Voucher program. The new HUD protocol for inspection is (NSPIRE) National Standards for the Physical Inspection of Real Estate for safe, habitable dwellings that are functionally adequate, operable, and free of health and safety issues.

To learn more about NSPIRE please visit our website at www.oilcityhousing.org and click on the NSPIRE link [NSPIRE Standards | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#).

Please note changes to the inspection items below:

- **Smoke Alarms-** One smoke alarm must be installed in every bedroom & one per floor.
(Effective December 29, 2024, Sealed Smoke Alarms (no removable batteries) must be installed in every bedroom.)
- **Carbon Monoxide Alarms-**
 - a. One Carbon Monoxide Alarm must be installed on every floor in the vicinity of where there is fossil fueled equipment.
 - b. A Carbon Monoxide Alarm must be installed in every bedroom where there is a forced air vent or direct vented fossil fuel heater.
 - c. A Carbon Monoxide Alarm must be installed in the vicinity of all bedrooms that do not have a forced air vent or direct vented fossil fuel heater.
- **Railings-**
 - a. A railing must be installed if there are four or more steps.
 - b. A railing must be installed and enclosed underneath all staircases and porch areas that are over 30" or higher from the ground/floor. (i.e., opening around attic staircase)
 - c. The railings must be able to grip.
- **Peeling Paint-** Any areas inside or outside of a unit with 10 square ft. or more of peeling paint must be scrapped and painted.

Oil City Housing Authority management will keep you updated about NSPIRE as information is made available to our office.

