



# ST. CLAIR COUNTY HOUSING AUTHORITY

Administrative Department  
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November 14, 2024

Re: Mandated NSPIRE Physical Inspections - **IMPORTANT**

Dear Landlords/Property Managers:

The St. Clair County Housing Authority adheres to the regulations set forth by the Department of Housing and Urban Development (HUD), which oversees national housing policies and programs aimed at enhancing communities, developing housing, and enforcing fair housing laws in the United States.

HUD has recently released the National Standards for Real Estate Physical Inspections. It is essential for you and your maintenance team to be well-versed in these requirements to facilitate efficient inspections by SCCHA, reducing the necessity for repeated visits to rectify checklist items. Landlords enrolled in the SCCHA Housing Choice Voucher program must adhere to the NSPIRE checklist standards. For additional information, refer to the HCV Landlord Newsletter and the NSPIRE checklist.

Landlord Newsletter: [http://www.sccha.org/documents3/HCV\\_Landlord\\_Newsletter\\_Dec2023.pdf](http://www.sccha.org/documents3/HCV_Landlord_Newsletter_Dec2023.pdf)  
NSPIRE V Checklist: [https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE\\_Checklist.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE_Checklist.pdf)

**Effective January 01, 2024, HUD Mandate now stipulates that Smoke Alarms must be powered by a 10-year sealed battery or be hardwired.**

The Department of Housing and Urban Development states: **Each unit must have at least one battery-operated or hard-wired smoke detector on each level, in every bedroom, and within 21 feet of any bedroom door. If bedrooms are more than 21 feet apart, two hallway detectors are required.**

**Upon inspection of the unit, you will have a 24-hour window to address any life-threatening emergency repairs. SCCHA will not approve any properties that fail to meet this criterion.**

To continue participation in the Housing Choice Voucher Program, it is essential to comply with the smoke alarm regulations. We appreciate your commitment to maintaining these standards and collaborating to foster a secure living environment for everyone in the community.

Sincerely,

Vera Jones  
Executive Director

Cc: Pam Jackson, Program Director  
Mark Walker, Terrance Mister, Elton Thomas (Inspectors)