



CHATTANOOGA HOUSING AUTHORITY

Housing Choice Voucher Program

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10/27/2025

SMOKE and CARBON MONOXIDE (CO) ALARM REQUIREMENTS – NSPIRE-V:

Beginning in May of 2024 CHA began offering periodic in-depth landlord training opportunities in preparation of the new NSPIRE-V inspection requirements. Since that time, detailed NSPIRE-V requirements have also been available on our agency website at www.chahousing.org.

Although HUD has extended the compliance deadline for much the NSPIRE-V enforcement to **February 1, 2027**, the requirements surrounding smoke and carbon monoxide alarms compliance deadline of December 29, 2024 have not been delayed by HUD.

This letter provides an urgent notification regarding the new, mandatory federal requirements for smoke alarms and carbon monoxide (CO) alarms in all units receiving assistance through **Chattanooga Housing Authority, Housing Choice Voucher (Section 8)**. These standards are established by (HUD) under the **National Standards for the Physical Inspection of Real Estate (NSPIRE)**.: CHA will increase enforcement of this HUD directive for all inspections administered on or after **December 1, 2025**. To avoid failed inspection and the associated penalties listed below, please ensure that your unit(s) are compliant in this category no later than **November 30, 2025**.

Prior notification: HUD guidance and compliance deadline information:

Safety Device	General Compliance Deadline	Inspection Classification	Correction Deadline
Smoke Alarms	December 29, 2024	Life-Threatening	24 Hours
Carbon Monoxide Alarms	Enforced since December 27, 2022	Life-Threatening	24 Hours

Failure to correct a missing or non-compliant alarm within **24 hours** will result in the **abatement (withholding)** of the Housing Assistance Payment (HAP) until verified compliance is achieved.

1. NEW SMOKE ALARM REQUIREMENTS (Effective Dec. 29, 2024)

All smoke alarms in federally assisted units must be "qualifying smoke alarms," meaning they must meet the following:

Requirement	Standard	Location
Power Source	Hardwired <i>OR</i> equipped with sealed, tamper-resistant 10-year batteries . (Hardwired is required for units built or substantially rehabilitated after Dec. 2022).	Mandatory Locations:
Compliance	Must comply with NFPA Standard 72 and local building codes.	· Inside each sleeping area (bedroom).
Accessibility	Must provide notification for residents with hearing disabilities, if applicable.	· Outside each separate sleeping area (in the immediate vicinity).
Placement	Installed on walls/ceilings according to manufacturer/code.	· On each habitable level (including basements, excluding crawl spaces/attics).

2. CARBON MONOXIDE (CO) ALARM REQUIREMENTS (Enforced)

CO alarms are mandatory in all dwelling units that contain a **fuel-burning appliance** or have an **attached garage**. Fuel-burning appliances include gas stoves, furnaces, water heaters, and fireplaces.

Requirement	Standard	Location
Power Source	Must be operational (battery-powered or hardwired). Hardwired may be required depending on local code and the age of the building.	Mandatory Locations (if a CO source exists):
Compliance	Must meet or exceed the standards of the 2018 International Fire Code (IFC) Chapters 9 and 11.	· In the immediate vicinity of each sleeping area (or inside the sleeping room).
Testing	Must produce an audio or visual alarm when tested.	· Additionally, required on the ceiling of common-area mechanical rooms with fuel-burning equipment, or if the unit is above/below an unventilated attached garage.

We urge you to have your units inspected and upgraded to meet these federal standards now. This is a critical life-safety issue, and proactive compliance is the only way to ensure uninterrupted HAP.

Sincerely,

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