



OFFICE OF PUBLIC & INDIAN HOUSING

June 16, 2023

Dear PHA Executive Directors,

It is my pleasure to share that HUD [announced](#) the pending publication of the [Final Inspection Standards Notice](#) for the National Standards for the Physical Inspection of Real Estate (NSPIRE) in the Federal Register. The Notice marks HUD's first comprehensive overhaul of its inspection Standards in more than 20 years. The notice details [inspectable items](#) at HUD-assisted and Multifamily-insured properties and identifies which conditions are considered life-threatening, severe, moderate, or low-risk. Additionally, the Notice commits HUD to review standards at least every three years.

NSPIRE improves HUD's oversight by aligning and consolidating inspection regulations used to evaluate HUD housing across multiple programs. NSPIRE strengthens HUD's physical condition standards, formerly known as the Uniform Physical Condition Standard (UPCS) and the Housing Quality Standards (HQS). The NSPIRE Standards were tested during the NSPIRE Demonstration and were opened for public comment on June 17, 2022. Thanks to those who submitted comments and who volunteered as part of the NSPIRE Demonstration.

About the NSPIRE Final Standards

The final standards were revised after considering feedback HUD received and additional testing in the field during the NSPIRE Demonstration. Major changes include:

- Addressing life-threatening and severe deficiencies within 24 hours. All other deficiencies must be addressed within 60 days or a reasonable period.
- Making the Smoke Alarm Standard consistent with the National Fire Protection Association (NFPA) Standard 72.
- Creating a Fire Door Standard detailing the specific function, operability and structural integrity requirements for fire doors.
- Requiring carbon monoxide alarms to be installed in compliance with the 2018 International Fire Code.
- Setting minimum temperature requirements during the colder months and requiring a permanent heating source.
- Including criteria for when guardrails and handrails are required.
- Developing deficiencies based on observed mold conditions or elevated moisture levels measured using a moisture meter.

HUD published the [final NSPIRE rule](#) on May 11, 2023, that made changes to inspections for the Public Housing and Multifamily Housing programs. In addition to the final rule, the Final Standards Notice is one of three companion publications as part of NSPIRE; HUD will publish the two remaining notices – the final Scoring and the Administrative Notices – this summer.

Helping PHAs Implement NSPIRE

HUD is developing training that will include a combination of PowerPoint presentations, infographics and [instructional videos](#) including [the video](#) on the NSPIRE Standards that is posted on the [NSPIRE website](#). For more information on NSPIRE, visit the [NSPIRE homepage](#). Questions can be sent to NSPIRE@hud.gov.

The ultimate impact of NSPIRE rests with all of us. We all have a role to play to ensure residents live in safe homes. The Department will continually implement and refine NSPIRE. We thank you for your continued partnership as we all reshape and strengthen our work to better the lives of the families we serve each day.

Many thanks,

A handwritten signature in blue ink that reads "Richard J. Monocchio". The signature is written in a cursive style.

Richard J. Monocchio
Principal Deputy Assistant Secretary