



NSPIRE

Standards

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Objectives



- Define key focus areas for HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) Standards
- Demonstrate new deficiency rationales and categories
- Describe how to view NSPIRE Standards and available resources on HUD.gov



Inspectable Areas

Unit

A "Unit" of housing refers to the interior components of an individual dwelling, where the resident lives.

Inside

"Inside" refers to the common areas and building systems within the building interior and are not inside a unit. This could include interior laundry facilities, workout rooms, etc.

Outside

"Outside" refers to the building site, building exterior components, and any building systems located outside of the building or unit. This includes things like playgrounds, sidewalks, and air-conditioning units.

Unit



Inside



Outside



Core Health & Safety Focus

The eight focus areas are critical to the habitability and safety of residents



Example Unit Health & Safety Defects



Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).




Electrical conductor is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).



Smoke alarm is not installed inside each sleeping area, outside each sleeping area, and on each level.

Addressing Fire Safety

NSPIRE improves fire safety standards in several ways from UPCS

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- ✓ Implementation of National Fire Protection Association (NFPA) 72
 - ✓ Minimum temperature requirement
 - ✓ Permanent heating source requirement
 - ✓ Prohibition of unvented space heaters
 - ✓ New fire sprinkler defects related to the proper functioning of these systems
 - ✓ GFCIs, AFCIs, CO alarms, dryer exhaust, and electrical outlets
 - ✓ More stringent & specific fire door requirements

Additional Life Safety Defects

New Electrical Life Safety Deficiencies include:

Ground Fault Circuit
Interrupters

Arc Fault Circuit
Interrupters

Properly Wired Outlets

Grounded Outlets



Key Takeaways



- NSPIRE strengthens HUD's physical condition standards to emphasize resident health and safety
- NSPIRE aligns inspection standards across all HUD-assisted properties, as directed by Congress
- NSPIRE Standards can be found on HUD.gov
- Get ready now for changes to come (e.g., check fire doors, smoke detectors, carbon monoxide alarm)
- NSPIRE will prioritize the components of the property that impact the resident the most – resident units