



Housing Authority of Thurston County
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Dear Property Owner/Manager,

This is a reminder of an important HUD policy change that affects inspections for both the Housing Choice Voucher and Project-Based Voucher Programs.

As of **December 29, 2024**, HATC is required to enforce the NFPA 72 smoke detector standards. These rules are part of HUD's NSPIRE inspection protocol and are intended to improve safety for residents. Units that are not upgraded to meet the new NFPA smoke and carbon monoxide (CO) detector requirements will **fail inspection** and must be corrected within **24 hours** to avoid HAP abatement.

IMPORTANT DEVICE REQUIREMENT:

All smoke detectors must be either hard-wired or have a sealed tamper-proof 10-year battery *and* must have one installed in each bedroom and one outside of each bedroom.

Required locations:

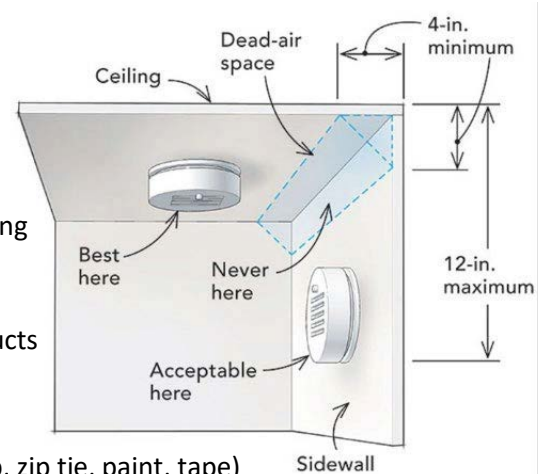
- **Must** have one inside each bedroom
- **Must** have one outside each bedroom within 21 feet (installing a detector in a hallway in the immediate vicinity of multiple bedrooms meets the requirement of "outside the bedroom(s)")
- **Must** have one on every level of the home, including the basement
- In the basement, **must** be on the ceiling at the bottom of the stairs leading to the next level
- **Must** be on levels without bedrooms, at least one smoke detector **must** be installed in a common living area like the living room, den, or family room, or near the stairway to the next level
- Alternatively, detectors may be installed in both living room and near the stairway for additional coverage

Required positioning:

- **Must** be installed high on walls or ceilings
- If mounted on a *ceiling*, **must** be more than 4 inches from the wall
- If mounted on the *wall*, **must** be between 4 and 12 inches from the ceiling
- Should not be located within 10 feet of a cooking appliance.
- Should not be located within 3 feet of window, exterior door, fans, or ducts

Additional requirements:

- **Must** not be covered by any foreign object (e.g., plastic bag, shower cap, zip tie, paint, tape)
- **Must** not have stickers, tape, or other decorations present
- **Must** produce an acceptable audio or visual alarm when tested



Combination smoke and carbon monoxide (CO) alarms will be evaluated under both the smoke alarm standard and the carbon monoxide standard.

Carbon Monoxide Requirements:

- **Must** be located in the immediate vicinity of the bedrooms **or** in each bedroom
- **Must** be located in a bedroom with a fuel-burning appliance or fireplace, **or** in a bedroom with an attached bathroom that contains a fuel-burning appliance or fireplace.
- **Must** be on every level of the home, including basements
- **Must** produce an acceptable audio or visual alarm when tested

We understand that changes can raise questions, and we are here to support you. If you have any questions or need further clarification, please do not hesitate to reach out to us at 360-918-5821 or CodyT@hatc.org.

Sincerely,



Cody Taylor
HQS Inspector