





## NOTICE TO LANDLORDS

### **Subject: Upcoming Informational Event on NSPIRE Housing Inspection Changes (Includes Lunch)**

We invite you to attend an important **Informational Session on the New NSPIRE Housing Inspection Standards** that will soon impact all rental property owners participating in federally assisted housing programs.

#### **Event Details:**

 **Date:** Wednesday, August 27<sup>th</sup>

 **Time:** 11:00 am – 1:00 pm

 **Location:** City of Bloomington Civic Plaza, Haeg Conference Room - upstairs

 **Lunch will be provided**

The **National Standards for the Physical Inspection of Real Estate (NSPIRE)** represent a significant shift in how housing inspections will be conducted. This session will help you:

- Understand the core changes under NSPIRE
- Learn how these changes will affect your responsibilities as a landlord
- Prepare your properties to meet the new inspection requirements
- Ask questions and receive guidance directly from housing experts

Whether you manage a single unit or multiple properties, it is vital to stay informed to remain in compliance and avoid penalties.

**Please RSVP by Friday, August 15th to [Owners@bloomingtonMN.gov](mailto:Owners@bloomingtonMN.gov).**

**Please send any questions to us at [Owners@bloomingtonMN.gov](mailto:Owners@bloomingtonMN.gov) so we can be sure to get your questions answered on the 27<sup>th</sup>.**

We look forward to seeing you there and helping you navigate these upcoming changes with confidence.

Bloomington Housing and Redevelopment Authority

Phone: 952-563-8937 | Email: [Owners@bloomingtonMN.gov](mailto:Owners@bloomingtonMN.gov)



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## HUD TRANSITIONS HOUSING QUALITY STANDARDS TO NSPIRE STANDARDS

Effective October 1, 2025, all rental units assisted by housing choice voucher funds will be inspected using the new NSPIRE (National Standards for the Physical Inspection of Real Estate) Standards. NSPIRE is the new health and safety inspection model for housing owned, insured, or subsidized by the U.S. Department of Housing and Urban Development (HUD). HUD has made this transition to establish consistency ensuring all units which receive HUD assistance are inspected utilizing the same standards.

### **Below is a list of the major changes in inspection standards**

- Establishes three inspectable areas:
  1. **UNIT:** The interior components of an individual dwelling, where the resident lives.
  2. **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, and so on.
  3. **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.
- Making the Smoke Alarm Standard consistent with the National Fire Protection Association (NFPA) Standard 72 – National Fire Alarm and Signaling Code.
- Creating a Fire Door Standard detailing the specific function, operability, and structural integrity requirements for fire doors.
- Setting minimum temperature requirements during the colder months and requiring a permanent heating source. *Between October 1 and March 31, a temperature of 68 degrees must be maintained*
- Including criteria for when guardrails and handrails are required.
- Establishing infestation deficiencies based on discrete levels of observations with clarification on which pests are included in this standard.
- Developing deficiencies based on observed mold conditions or elevated moisture levels measured using a moisture meter.

- Specifying Ground-Fault Circuit Interrupter (GFCI) protection as a requirement. NSPIRE standards will change the timeframe to correct failed inspection items on several criteria. There are also new criteria that will be classified as a failed inspection item. Below is a chart of the failed items which will change from a regular correction to a 24-hour correction as well as items which will now be cited as a fail.

### **ITEMS WHICH REQUIRE A 24-HOUR CORRECTION**

- Call for Aid System is present and does not work
- Carbon monoxide alarms not installed in all required locations
- Clothes Dryer is detached or missing, exhaust ventilation system has restricted airflow, OR transition duct is constructed of unsuitable material (cannot be plastic)
- Obstructed egress. Each living area must have 2 forms of egress, and the unit must have at least 1.
- Electrical conductor is not enclosed or properly insulated (damage sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, missing lightbulb) OR an opening or gap is present and measures greater than 1/4 inch.
- Electrical outlet or switch is damaged. Outlets within 6 feet of a water source must be GFCI
- Fuse or breaker is damaged
- Exit sign is damaged, missing, obstructed, or is not illuminated
- Fire escape component is damaged or missing (stair, ladder, platform, guardrail, or handrail).
- Fire extinguisher pressure gauge reads over or under charged, fire extinguisher service tag is missing/illegible/expired OR fire extinguisher is damaged or missing (if evidence to show previously had fire extinguisher)
- Fire doors must be operable, free of damage/holes, self-closing and not propped open
- Improperly stored flammable or combustible item on or near an ignition source
- Guardrail missing or not installed on walking surface which is more than 30 inches above floor or grade below OR guardrail not functionally adequate (missing a functional component or damaged or less than 30 inches in height or not securely attached and cannot reasonably protect from fall hazards)
- Permanently installed heating source damaged, inoperable, missing or not installed and outside temperature is below 68 degrees Fahrenheit.
- Smoke alarm is not installed where required (inside each sleeping area, outside each sleeping area, and on each level)
- Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of head OR paint or foreign material on sprinkler head assembly OR sprinkler

head escutcheon is missing (ring around assembly) OR concealed sprinkler cover plate assembly is missing.

- Hot Water heater chimney or flue piping is blocked, misaligned, or missing OR gas shutoff valve is damaged, missing or not installed. \*\*Note: discharge line is to terminate between 6 to 2 inches from waste receptor flood-level (floor).

### **NEW OR UPDATED FAILED INSPECTION ITEMS**

- Electrical outlets within 6 feet of a water source must be GFCI protected
- Infestation in addition to roach, bed bug, and rodents to include but not limited to ants, wasps or beehives, squirrels, birds and bats in an interior area
- Mold-like substance:
  1. Patches of mold-like substance less than 1 sq feet will pass;
  2. Cumulative area of patches less than 1 sq ft and greater than 9 sq feet in a room is a 30-day correction;
  3. Cumulative area of patches less than 9 sq feet in a room in the UNIT is a 24-hour correction
- Parking lots:
  1. Fail for pothole less than 4 inches deep and 144 sq inches or any number of potholes taken cumulatively are less than 4 inches deep and 144 sq inches.
  2. More than 3 inches of water accumulated in parking lot and 5% or more of lot is unusable.
- Private Roads and Driveways:
  1. Road or driveway access to property is blocked or impassable for vehicles;
  2. Road or driveway has potholes less than 4 inches deep and 144 sq inches wide. • Sidewalk, walkway, or ramp is blocked or impassable, includes overgrown vegetation

There are many resources available to view these changes in detail.

To view a list of each inspectable item and its requirements, go to:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/reac/nspire/standards](https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/standards)

To view an inspection checklist that the HRA will be using during the inspection:

[https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE\\_Checklist.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE_Checklist.pdf)

For a list of resources, go to:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/reac/nspire/resources](https://www.hud.gov/program_offices/public_indian_housing/reac/nspire/resources)

### **Questions?**

Please feel free to send up an email at: [owners@bloomingtonmn.gov](mailto:owners@bloomingtonmn.gov)