

Housing Choice Voucher Program



November 5, 2024

Dear Property Owner,

We are writing to inform you of an important HUD policy change that will affect inspection requirements for the Housing Choice Voucher (HCV) Program.

Effective **December 29, 2024**, we will be implementing the “National Fire Protection Association (NFPA) 72” rules for smoke detectors. These new requirements are designed to enhance the safety of HCV participants. It is essential to comply with these regulations to avoid inspection failures and potential delays in leasing and payments.

Key Requirements for Smoke Detectors:

1. Installation Requirements:

- All smoke detectors must be either hard-wired or have a sealed, tamper-proof 10-year battery.
- Smoke detectors must be installed in the following locations:
 - Inside each bedroom
 - Outside each sleeping area (e.g., a hallway near multiple bedrooms)
 - On every level of the home, including the basement
 - On levels without bedrooms or sleeping areas, install in the living room (den/Family room), near stairways to upper levels or both locations
 - In the basement, install on the ceiling at the bottom of the stairs leading to the next level

2. Positioning Requirements:

- Smoke detectors should be mounted high on walls or ceilings.
- If mounted on a ceiling, place at least 4 inches from the wall.
- If mounted on a wall, position between 4 and 12 inches from the ceiling.
- Ensure placement is at least 10 feet from cooking appliances (e.g., stove, oven, microwave, hotplate).
- Avoid installing near windows, doors, or ducts where drafts could interfere with operation.

3. General Requirements:

- Detectors must not be covered by any foreign objects (e.g., plastic bag, shower cap, zip tie, paint, tape).
- Detectors must not have stickers or other decorations.
- Detectors must emit a loud audio and/or visual alarm (for the hearing impaired) when tested.

Combination smoke and carbon monoxide alarms will be evaluated according to both smoke alarm and carbon monoxide standards. As a reminder, carbon monoxide detectors are required if the property has gas-powered appliances and/or an attached garage.

We understand that these changes may lead to questions. Please feel free to reach out to us for any assistance or clarification at (623) 930-2180, ext. 3713, or by email at gvillamoreno@glendaleaz.com.

Sincerely,
Housing Inspection Department

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