

## **NEW REQUIREMENTS FOR SMOKE DETECTORS**

**EFFECTIVE: DECEMBER 29, 2024**

The U.S. Department of Housing and Urban Development (HUD) is requiring all public housing authorities to implement a new inspection requirement related to the type of smoke detectors allowed in federally assisted units.

### **SMOKE DETECTORS MUST EITHER BE:**

- a) hard-wired to the unit; or
  - b) have 10-year non rechargeable, non-replaceable primary battery and
    - i. is sealed
    - ii. is tamper resistant.
    - iii. contains a silencing means; and
    - iv. provides notification for persons with hearing loss
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- Smoke detectors should be installed high on walls or ceilings.
    - If mounted on the ceiling , then it must be greater than 4 inches from the wall
    - If mounted on the wall, then the top edge of the smoke alarm cannot be closer then 4 inches or greater than 12 inches from the ceiling.
  - Smoke alarm should be installed at least 10 feet from a cooking appliance.
    - Smoke alarm should not:
    - Be installed near windows, doors, or ducts where drafts might interfere with their operation.
    - Be painted or have decorative stickers or other decorations present.
  - The unit must include at least one-battery-operated or hard-wired smoke detector, in proper working condition in the following locations:
    - On each level of the unit;
    - Inside each bedroom;
    - Within 21 feet of any door to a bedroom measured along a path of travel; and
    - Where a smoke detector installed outside a bedroom is separated from an adjacent living area by a door, a smoke detector must also be installed on the living area side of the door.

**FAILURE TO HAVE THE CORRECT TYPE OF SMOKE DETECTOR, IN WORKING ORDER, AND IN THE APPROPRIATE LOCATIONS IN THE UNIT, WILL BE DEEMED A LIFE-THREATENING DFICIENCY AND WILL REQUIRE CORRECTION WITH 24-HOURS.**

