

COMMISSIONERS

JEFF BATTCHER
DAVID A. DANZIE, JR.
JOANN T. FOWLER
ERIC P. MANSON
MELINDA D. ROBINSON-MOFFETT
JOHN C. WALKER, III



Macon
Housing
Authority

MAKING HOUSING AFFORDABLE

2015 Felton Avenue | Macon, GA 31201
P. O. Box 4928 | Macon, GA 31208

MICHAEL T. AUSTIN
CHIEF EXECUTIVE OFFICER

Telephone (478) 752-5000
www.maconhousing.com

11/25/24

Dear Landlord,

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

Effective December 29, 2024, MHA will be implementing the National Fire Protection Association (NFPA) 72 rules for smoke detectors. The new requirements are designed to improve safety for HCV participants. It is important to adhere to these new requirements to avoid failed inspections and/or delays in leasing and payments.

Key details on the requirements include:

All smoke detectors must be either hard-wired or have a sealed, tamper-proof 10-year battery and must be installed in the required locations listed below.

Required locations:

- One inside each bedroom
- One outside each sleeping area (installed within a hallway in the immediate vicinity of multiple bedrooms meets the requirement of “outside the bedroom(s)” and may meet the requirement of “on each level”
- One on every level of the home, including the basement
- On levels without bedrooms, required in the living room (or den or family room) or near the stairway to the upper level, or both locations
- In the basement, required on the ceiling at the bottom of the stairs leading to the next level

Required positioning:

- Should be installed high on walls or ceilings
- If mounted on a ceiling, must be greater than 4” from the wall
- If mounted on the wall, cannot be closer than 4” or greater than 12” from the ceiling
- Should be at least 10 feet from a cooking appliance
- Should not be installed near windows, doors, or ducts where drafts might interfere with their operation

Requirements:

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

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

MHA understands 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 478-752-1691 or s8inspections@maconhousing.com.

Sincerely,

Housing Quality Standards Inspections Department