



Overview of NSPIRE requirements that may require physical change to your property

- **Guardrails on all elevated area of 30 inches or more**
This applies to both inside and outside. All surfaces (porches, patios, retaining walls with walking areas above, etc.) must have guardrails that are at least 30" tall.
- **Double handrail requirement for ramps**
All ramps (even resident builds) if 6" tall or 72" long must have rails on BOTH sides. Those rails must be between 28" and 42" tall and have a diameter that is "reasonably grasped" (version 1.3 stated 1.25" to 2.25" but that specific diameter was dropped in V2.1).
- **Single handrail on steps**
Like UPCS, 4 steps or more must have at least 1 rail. However, that rail must be between 28" and 42" tall and have a diameter that is "reasonably grasped" (version 1.3 stated 1.25" to 2.25" but that specific diameter was dropped in V2.1).
Additionally, the rail must run continuously from directly above the top riser to directly above the lowest riser.
- **Property and building signage**
Think "first responders". Can an ambulance driver quickly find the development and the correct building? If the signage is missing or has damage that might lead to a delay in response time, it's a defect.
- **Bathroom venting or window in all baths**
All bathrooms must have ventilation – either an operable window or a mechanical fan.
- **GFCI installed in all "wet/damp" locations**
You'll want to carry a GFCI tester to ensure all required locations are protected. GFCI MUST be installed at all exterior, garage and basement locations as well as interior locations within 6 feet of all water sources (shower/tub, faucet, etc.). Outlets that are being used by large appliances (fridge, washing machine, etc.) and outlets that are enclosed within a cabinet (with doors) are NOT required to be GFCI protected. Either outlet style or breaker mounts are allowable (keeping in mind that a single GFCI protects the entire circuit).

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- **TPR discharge proper material & correct length**
The TPR discharge pipe MUST be constructed of one of these three: Galvanized steel, copper or CPVC (not standard PVC). Additionally, the length must not be closer than 2" but no greater than 6" from the floor/pan (or to the exterior or other "system" that would prevent scalding).
Additionally, the discharge line must not have any "upward" slope to it.
- **Carbon Monoxide detectors**
CO Detectors must be installed in all units being serviced by a fuel burning device (water heater, furnace, stove, boiler, etc.) or that have an attached garage with a door that leads to the space.
They must be installed in the "immediate area of the bedrooms" (version 1.3 stated 15' but that wording was changed in version 2.1).
CO detectors must also be installed in common areas that could be classified as a "classroom" (pre-school rooms, community rooms, etc.)
- **Fire extinguishers**
Units: Only considered "Missing" if there is evidence of prior installation. This new Version 2.1 standard is much inline with the existing UPCS requirement.
Common Areas: Each level/floor must have an operable fire extinguisher.
- **Smoke detectors in all sleeping rooms**
All sleeping rooms require an operable smoke detector (no hardwire or interconnectivity requirement).
- **Exit Signs**
All exit signs are required to be lit for 90 minutes in case of power loss (for example – a paper exit sign would be allowed but ONLY if there was an operable auxiliary light shining on it nearby).
- **Electrical Wires**
All wiring must be "protected" either by conduit or at least by the Romex jacketing/sheathing (so, if maintenance strips the sheathing back too far on electrical Romex, this is a citable defect).

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