



To: Property Owners and Managers

Compliance Memorandum: 24-08

From: Jennifer Henderson, Director
Community Housing and Grants Management Division

Date: November 13, 2024

Re: Smoke Alarm Requirements

This memo is being provided to remind you of important fire safety rules coming soon.

Effective December 29, 2024, all federally assisted properties must meet the National Fire Protection Association (NFPA) 72 rules for smoke detectors. This includes the CPD Program, HOME Investment Partnerships Program, Housing Trust Fund, PBCA Contract Administration, Housing Choice Vouchers (HCV), and Project-Based Vouchers (PBV). These requirements will also apply to the Housing Incentive Fund and Low Income Housing Tax Credit properties.

Key requirements include:

All smoke detectors must be either hard-wired or have a sealed, tamper-proof 10-year battery and must produce an audio or visual alarm when tested.

Required Locations

- On each level of the unit including the basement.
- Inside each bedroom
- Within 21 feet of any door to a bedroom measured along a path of travel.
- 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.

Required Position

- Smoke alarm 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 than 4 inches or greater than 12 inches from the ceiling.
- Smoke alarm should be installed at least 10 feet from a cooking appliance.

Smoke alarms should NOT:

- Be installed near (within 36") windows, doors, or ducts where drafts might interfere with their operation.
- Be painted or have decorative stickers or other decorations present.

Noncompliance will require 24-hour correction.

Additional information is available on [NFPA's website](#).

If you have questions related to HCV or PBV, contact your local housing authority. For programs administered by NDHFA, contact hfacompliance@nd.gov.