The Department of Housing and Urban Development (HUD) holds interactive engaging and brainstorming opportunities in the form of workshops to gain feedback from a variety of stakeholders on the NSPIRE standards. This document contains a list of questions regarding the version 1.3 standards discussed during the NSPIRE Standards Virtual Workshop – September 29, 2020. The Standards discussed were the Electrical Outlets Standard, the Exposed Electrical Conductor Standard, and the Ground Fault Circuit Interrupter (GFCI) & Arc Fault Circuit Interrupter (AFCI) Standard.
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Breakout Session Room #1: Electrical Outlets Standard
Deficiency 2 & 3 Questions

Deficiency 2: Improperly wired outlet.
Deficiency 3: Inadequate number of outlets.

Definition
- How could the definition and purpose be more clearly written or more objectively written? (Objectively written is defined as, written in a way that two different inspectors are able to come to the same findings)
- What common materials or components are missing?

Deficiency
- Is this a deficiency HUD should inspect for? Why or why not?
- What are other conditions might make this deficiency more or less of a problem?

Criteria
- How could we improve or clarify the criteria?
- What makes this criteria reasonable or unreasonable?
- What unintended consequences should be considered?
- What special conditions should be considered?
- Are there differences to consider if this defect is present in the Unit or Inside the building (outside the Unit)?

Inspection Process — Observation
- What are the ambiguities to the above observations?
- How can the inspection observation process be improved?
- What other areas should be looked at?
- What else should inspectors be looking for?
- What might be missing from the inspection observation process?

Inspection Process — Action
- What tools should be used in the inspection process?
- How might this action differ if this defect is present in the Unit or Inside the building (outside the Unit)?
- What other actions would you recommend that an inspector take to inspect for these deficiencies?

Health and Safety Determination & Rationale
- Should this deficiency be considered a health and safety risk? Why or why not?
- Do you believe the rationale supports this deficiency?
- How can we further clarify the rationale?
- What other health and safety risks should we consider?
Time of Repair

• Are these correction timeframes appropriate? Why or why not?

Housing Choice Voucher Program

• How should the Housing Choice Voucher (HCV) program rate this deficiency? Should the rating be a pass or fail? Why or why not?
• For the HCV Program, are there differences to consider if this defect is present Inside the Unit or Inside the Building (i.e., shared laundry area)?
• What are the conditions that might make these deficiencies more or less of a problem?

Final Thoughts

• What else would you like to add about this standard?
• What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?
• What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?
Breakout Session Room #2: Exposed Electrical Conductor Standard
Deficiency 1 Questions

Deficiency 1: Exposed electrical wire.

**Definition**
- How could the definition and purpose be more clearly written or more objectively written? (Objectively written is defined as, written in a way that two different inspectors are able to come to the same findings)
- What common materials or components are missing?

**Deficiency**
- Is this a deficiency HUD should inspect for? Why or why not?
- What are other conditions might make this deficiency more or less of a problem?

**Criteria**
- How could we improve or clarify the criteria?
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Breakout Session Room #3: Ground Fault Circuit Interrupter (GFCI) & Arc Fault Circuit Interrupter (AFCI) Standard
Deficiency 1 Questions

Deficiency 1: GFCI and AFCI test and reset buttons are inoperable

Definition
- How could the definition and purpose be more clearly written or more objectively written? (Objectively written is defined as, written in a way that two different inspectors can come to the same findings)
- What common materials or components are missing?

Deficiency
- Is this a deficiency HUD should inspect for? Why or why not?
- What are other conditions might make this deficiency more or less of a problem?

Criteria
- How could we improve or clarify the criteria?
- What makes this criteria reasonable or unreasonable?
- What unintended consequences should be considered?
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Inspection Process — Observation
- What are the ambiguities to the above observations?
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• What are the conditions that might make these deficiencies more or less of a problem?

**Final Thoughts**

• What else would you like to add about this standard?

• What other recommendations, ideas, or concerns would you like to add about the NSPIRE Standards?

• What other recommendations, ideas, or concerns would you like to add about the NSPIRE inspection process or program?