



UPCS-V

Debunking UPCS-V Myths

Unit Condition Index



Myth

- **UPCS-V is just like UPCS in that units will fail based on a numerical score.**

Facts

- ✓ **Score does not decide if a unit passes or fails, it is used only to inform on the condition of the unit.**
- ✓ **Only the deficiencies that will directly impact habitability will fail the inspection.**
- ✓ **The Unit Condition Index is a tool for the PHA's use.**

Unprotected Outlet Requirement



Myth

- **UPCS-V will require GFCI Protected Receptacles in accordance with the most recent National Electric Code.**



Facts

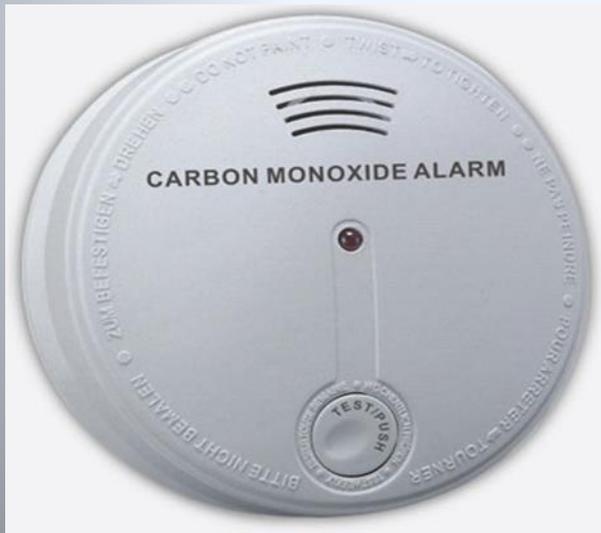
- ✓ **Convenience outlet must be within 6ft of sink in kitchens, bathrooms and laundry rooms.**
- ✓ **Exterior convenience outlets in garages, unfinished basements.**
- ✓ **GFCI's save hundreds of lives every year.**
- ✓ **GFCI's have been required by NEC since 1971.**

Carbon Monoxide Detector



Myth

- **CO Detectors will be required in all voucher units.**



Facts

- ✓ **Only in units that contain fuel fired appliances or an attached garage.**
- ✓ **HQS requires the unit be free from "harmful pollutants".**
- ✓ **The CDC and HUD Office of Healthy Homes consider Carbon Monoxide to be a "Harmful Pollutant".**
- ✓ **Majority of the country has adopted this requirement.**

Life Safety Items



Myth

- **UPCS-V requires the following Life Safety Items to be inspected in all areas of the building: Fire sprinklers, fire extinguishers, exit signs, emergency lighting, fire doors, stand-by generators.**

Facts

- ✓ **Only in areas frequented by the resident.**
- ✓ **All hazards are to be recorded and the items in this list when inoperable or considered a hazardous condition.**
- ✓ **UPCS-V provides an appropriate category to easily record findings for each inspectable item.**

Inoperable Light Fixtures



Myth

- **All inoperable light fixtures will fail a unit under UPCS-V.**

Facts

- ✓ **Evaluated for Illumination requirement only, unless a health and safety condition is observed.**

Capped Wires



Myth

- Capped wires in a junction box without a cover is not considered a hazard.



Facts

- ✓ Common OIG finding.
- ✓ Covers on electrical boxes act as a fire stop.
- ✓ Cover plate protects wires from physical damage.

Inspection Boundaries



Myth

- All Site and Common Areas now have to be inspected.

Facts

- These are not the full site inspections found in UPCS.
- UPCS-V only requires inspection of areas used by the voucher resident.
- HQS has always required these areas to be inspected. "Housing Inspection Manual"- pages 14, 15 and 17

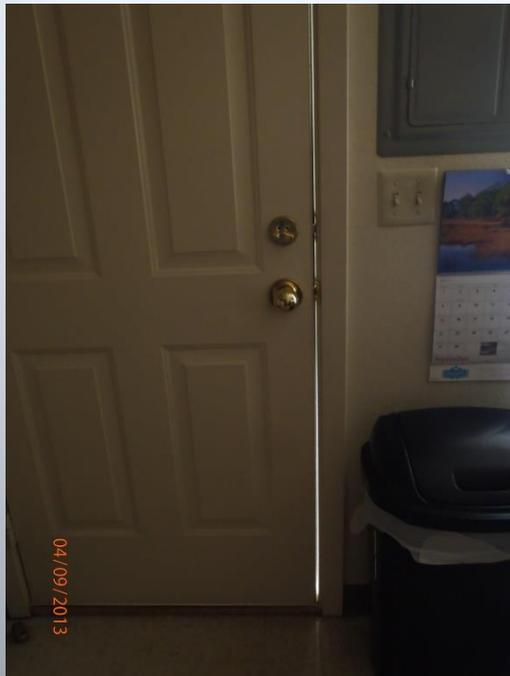


Daylight around Entry Doors



Myth

- Under UPCS-V any daylight around an Entry Door fails a unit.



Facts

- ✓ The standard is a gap larger than 1/2 inch wide. Allows water penetration and vermin entry
- ✓ Poor installation and security risk.
- ✓ Commonly cited item that inspectors find difficult to categorize.
- ✓ UPCS-V now provides an appropriate category for this inspectable item.

Missing Light Bulb



Myth

- **The unit fails for a missing light bulb.**

Not Readily Accessible



Facts

- ✓ **No. Unless it presents a clear hazard.**

Egress



Myth

- There are many new requirements for egress under UPCS-V.



Facts

- ✓ Egress under UPCS-V is very similar to HQS with the exception of:
Any designed fire escape cannot be blocked.