

Table 1 lists the specific LT conditions identified in the January 18, 2017, implementation notice under each of the 10 categories. Only the specific conditions listed in the second column of Table 1 are life-threatening conditions for the purposes of implementing the NLT provision. The third column of Table 1 provides the relevant inspection item number from form HUD-52580 or 52580-A for each the LT conditions. As described in Part 4.C. below, PHAs must document the presence of any LT conditions on form HUD-52580, HUD-52580-A, or successor form.

Table 1. Life-Threatening Conditions and Where to Record on HUD Inspection Form

Category	Life-Threatening Conditions	Where to Record on HUD-52580 or HUD-52580-A
(1) Gas (natural or liquid petroleum) leak or fumes	<ul style="list-style-type: none"> • A fuel storage vessel, fluid line, valve, or connection that supplies fuel to a HVAC unit is leaking. • A strong gas odor detected with potential for explosion or fire, or that results in health risk if inhaled. 	7.2 or 8.9
(2) Electrical hazards that could result in shock or fire	<ul style="list-style-type: none"> • A light fixture is readily accessible, is not securely mounted to the ceiling or wall, and electrical connections or wires are exposed. • A light fixture is hanging by its wires. • A light fixture has a missing or broken bulb, and the open socket is readily accessible to the tenant during the day to day use of the unit. • A receptacle (outlet) or switch is missing or broken and electrical connections or wires are exposed. • A receptacle (outlet) or switch has a missing or damaged cover plate and electrical connections or wires are exposed. • An open circuit breaker position is not appropriately blanked off in a panel board, main panel board, or other electrical box that contains circuit breakers or fuses. • A cover is missing from any electrical device box, panel box, switch gear box, control panel, etc., and there are exposed electrical connections. • Any nicks, abrasions, or fraying of the insulation that expose conducting wire. • Exposed bare wires or electrical connections. • Any condition that results in openings in electrical panels or electrical control device enclosures. • Water leaking or ponding near any electrical device. 	1.3, 2.3, 3.3, 4.3, or 5.3

Category	Life-Threatening Conditions	Where to Record on HUD-52580 or HUD-52580-A
	<ul style="list-style-type: none"> Any condition that poses a serious risk of electrocution or fire and poses an immediate life-threatening condition. 	
(3) Inoperable or missing smoke detector	<ul style="list-style-type: none"> The smoke detector is missing. The smoke detector does not function as it should. 	4.10
(4) Interior air quality (inoperable or missing carbon monoxide detector)	<ul style="list-style-type: none"> The carbon monoxide detector (where required) is missing. The carbon monoxide detector does not function as it should. 	8.9
(5) Gas/oil fired water heater or heating, ventilation, or cooling system with missing, damaged, improper, or misaligned chimney or venting	<ul style="list-style-type: none"> The chimney or venting system on a fuel fired water heater is misaligned, negatively pitched, or damaged, which may cause improper or dangerous venting of gases. A gas dryer vent is missing, damaged, or is visually determined to be inoperable, or the dryer exhaust is not vented to the outside. A fuel fired space heater is not properly vented or lacks available combustion air. A non-vented space heater is present. Safety devices on a fuel fired space heater are missing or damaged. The chimney or venting system on a fuel fired heating, ventilation, or cooling system is misaligned, negatively pitched, or damaged which may cause improper or dangerous venting of gases. 	7.2, 7.4, or 8.9
(6) Lack of alternative means of exit in case of fire or blocked egress	<ul style="list-style-type: none"> Any of the components that affect the function of the fire escape are missing or damaged. Stored items or other barriers restrict or prevent the use of the fire escape in the event of an emergency. The building's emergency exit is blocked or impeded, thus limiting the ability of occupants to exit in a fire or other emergency. 	8.2
(7) Other interior hazards (missing or damaged fire extinguisher, where required)	<ul style="list-style-type: none"> A fire extinguisher (where required) that is missing, damaged, discharged, overcharged, or expired. (This applies only if the PHA has adopted an acceptability criteria variation to the HQS to require fire extinguishers.) 	8.7
(8) Lead-Based Paint	<ul style="list-style-type: none"> Deteriorated paint surfaces in a unit built before 1978 and to be occupied by a family with a child under 6 years of age. 	1.9, 2.9, 3.9, 4.9, or 6.6

(9) Any other condition subsequently identified by HUD in a notice published in the Federal Register	N/A	N/A
(10) Any other condition identified by the PHA	<ul style="list-style-type: none"> Any other condition identified by the administering PHA as life-threatening in the PHA's administrative plan prior to April 18, 2017. 	Per PHA policy

Most of the categories of life-threatening conditions are self-explanatory. The following additional guidance may be helpful for categories 7 through 10:

- Category (7): Other interior hazards (missing or damaged fire extinguisher, where required).** PHAs may adopt, with HUD approval, acceptability criteria variations to the HQS. A PHA may have adopted an acceptability criteria variation to the HQS to require fire extinguishers in HCV units. If the PHA using the NLT provision requires fire extinguishers, then if a required fire extinguisher is missing, damaged, discharged, overcharged, or expired, it must be considered a life-threatening condition per HUD's definition, even if the PHA had previously considered such a condition to be non-life-threatening. If the PHA has not adopted an acceptability criteria variation to the HQS to require fire extinguishers in HCV units, this category does not apply.
- Category (8): Deteriorated paint surfaces of a unit built before 1978 and to be occupied by a child under 6 years of age.** The presence of deteriorated paint surfaces in a unit built before 1978 and where a child under 6 years of age resides or is expected to reside is a life-threatening condition only for determining whether the family can move into the unit. The presence of such hazards during the initial HQS inspection means a PHA may not approve the tenancy, execute the HAP contract and make assistance payments until lead hazard reduction is complete. However, in the case where the deficiency is identified for a unit under HAP contract during a regular or interim HQS inspection, lead hazard reduction need not be completed within 24 hours. Instead, PHAs and owners must follow the requirements in 24 CFR part 35.
- Category (9): Any other condition subsequently identified by HUD.** At a future date, HUD may add to the list any other condition(s) that HUD identifies as life-threatening. If HUD makes such changes, HUD will publish the changes in a Federal Register notice and notify PHAs.
- Category (10): Any other condition identified by the PHA.** PHAs that adopt the NLT provision may add any other condition (not covered by the LT conditions on HUD's list) that the PHA defined as life-threatening in its HCV Administrative Plan prior to April 18, 2017. The PHA may not add its own conditions to HUD's definition of LT conditions after April 18, 2017. The reason for this restriction is that HUD wants to avoid inconsistent definitions of LT conditions for the purposes of implementing this provision of HOTMA.