

Shared Living Safety Inspections for DAIL-Funded Shared Living Homes

GENERAL OVERVIEW

There are two types of inspections for DAIL-funded shared living homes, the **home safety inspection**, and the **accessibility inspection**. Although this fact sheet focuses solely on the home safety inspection process, agencies should review the criteria for an additional accessibility inspection and schedule that as well, if needed.

PRIOR TO THE INITIAL HOME SAFETY INSPECTION:

- Agencies should regularly run the *Inspected with Not Compliant* and *5-Year Reinspection* reports in the DAIL Housing Portal to ensure that all inspections are completed timely. All rules related to shared living inspections and timelines for the completion of inspection can be found in the [Housing Safety and Accessibility Inspection Process Protocol](#).
- Prior to scheduling an initial home safety inspection, a Provider Agency staff member, with knowledge of the home safety expectations will perform a preliminary safety assessment of the home, using a copy of the [DAIL Pre-Inspection Housing and Standards Checklist](#). Please review the [Pre-Inspection Process – General Overview](#) document on the DAIL website. All noncompliant items identified by the agency should be addressed with the SLP prior to scheduling the initial inspection with the Housing Contractor.
- DAIL requires photoelectric smoke detectors and carbon monoxide detectors in all bedrooms of the home, whether or not the bedroom is used by an individual receiving DAIL-funded services. Provider Agency staff should ensure during the pre-inspection that all smoke detectors are the correct type and are within their expiration date (this information might be found on the back of the detector).
- The Provider Agency creates an Initial Home Safety Assessment in the Housing Portal, which will generate an AID#. The completed pre-inspection checklist, the fire escape plan and water test results and chimney inspection (if applicable) are uploaded to the RELATED tab of the Initial Home Safety Assessment.
- To officially schedule an inspection, a [DAIL Housing Request Form](#) is emailed to the Housing Contractor. Please ensure that this form contains the AID# of the assessment. Indicate on the form if an accessibility inspection is also needed.
- The Provider Agency should discuss this process with the SLP prior to the Housing Contractor coming to the home.

DURING INITIAL HOME SAFETY INSPECTION:

- A Provider Agency staff member, along with the shared living home provider, must be present at the inspection.
- All bedrooms that will be used by an individual receiving DAIL-funded services along with any bedrooms that might be used at a later date should be inspected. Individuals may not move into bedrooms that have not been inspected.
- The Housing Contractor reviews safety items on an inspection checklist. For items they find noncompliant, they can offer suggestions on possible ways to bring the item up to the standard, but they cannot grant a variance from any standard or determine if a DAIL variance will be granted.

AFTER THE INITIAL HOME SAFETY INSPECTION:

- The goal is always for an initial home safety inspection to pass; however, if noncompliant items are found the Provider Agency must decide whether each item will be corrected or a variance from the standard requested. If there are any variances requested, a decision from DAIL **must** be received prior to creating a Follow Up Home Safety Assessment or scheduling a follow up home safety inspection with the Housing Contractor.
- The Provider Agency has 30 days after the date of the initial home safety inspection to finalize the inspection. That includes requesting any variances and receiving approval, correcting any items and completing the follow-up home safety inspection, if needed.