

117TH CONGRESS
2D SESSION

H. R. 7981

To require qualifying smoke alarms in certain federally assisted housing,
and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 8, 2022

Ms. DEAN (for herself, Mr. EVANS, Mr. FITZPATRICK, Ms. SCANLON, and Mr. BRENDAN F. BOYLE of Pennsylvania) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To require qualifying smoke alarms in certain federally
assisted housing, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Public and Federally
5 Assisted Housing Fire Safety Act of 2022”.

6 **SEC. 2. SMOKE ALARMS IN FEDERALLY ASSISTED HOUSING.**

7 (a) PUBLIC HOUSING, TENANT-BASED ASSISTANCE,
8 AND PROJECT-BASED ASSISTANCE.—The United States
9 Housing Act of 1937 (42 U.S.C. 1437 et seq.) is amend-
10 ed—

1 (1) in section 3(a) (42 U.S.C. 1437a(a)), by
2 adding at the end the following:

3 “(9) QUALIFYING SMOKE ALARMS.—

4 “(A) IN GENERAL.—Each public housing
5 agency shall ensure that a qualifying smoke
6 alarm is installed in accordance with applicable
7 codes and standards published by the Inter-
8 national Code Council or the National Fire Pro-
9 tection Association and the requirements of the
10 National Fire Protection Association Standard
11 72 or any successor standard in each level and
12 in or near each sleeping area in any dwelling
13 unit in public housing owned or operated by the
14 public housing agency, including in basements
15 but excepting crawl spaces and unfinished at-
16 tics, and in each common area in a project con-
17 taining such a dwelling unit.

18 “(B) DEFINITIONS.—For purposes of this
19 paragraph, the following definitions shall apply:

20 “(i) SMOKE ALARM DEFINED.—The
21 term ‘smoke alarm’ has the meaning given
22 ‘smoke detector’ in section 29(d) of the
23 Federal Fire Prevention and Control Act
24 of 1974 (15 U.S.C. 2225(d)).

1 “(ii) QUALIFYING SMOKE ALARM DE-
2 FINED.—The term ‘qualifying smoke
3 alarm’ means a smoke alarm that—

4 “(I) in the case of a dwelling unit
5 built before the date of the enactment
6 of this paragraph and not substan-
7 tially rehabilitated after the date of
8 this paragraph is—

9 “(aa) hardwired; or

10 “(bb) uses 10-year non-
11 rechargeable, nonreplaceable pri-
12 mary batteries and—

13 “(AA) is sealed;

14 “(BB) is tamper resist-
15 ant;

16 “(CC) contains silenc-
17 ing means; and

18 “(DD) provides notifi-
19 cation for persons with hear-
20 ing loss as required by the
21 National Fire Protection As-
22 sociation Standard 72 or
23 any successor standard; or

24 “(II) in the case of a dwelling
25 unit built or substantially rehabili-

1 tated after the date of the enactment
2 of this paragraph, is hardwired.”; and

3 (2) in section 8 (42 U.S.C. 1437f)—

4 (A) by inserting after subsection (k) the
5 following:

6 “(1) QUALIFYING SMOKE ALARMS.—

7 “(1) IN GENERAL.—Each owner of a dwelling
8 unit receiving project-based assistance under this
9 section shall ensure that qualifying smoke alarms
10 are installed in accordance with applicable codes and
11 standards published by the International Code Coun-
12 cil or the National Fire Protection Association and
13 the requirements of the National Fire Protection As-
14 sociation Standard 72 or any successor standard in
15 each level and in or near each sleeping area in such
16 dwelling unit, including in basements but excepting
17 crawl spaces and unfinished attics, and in each com-
18 mon area in a project containing such a dwelling
19 unit.

20 “(2) DEFINITIONS.—For purposes of this sub-
21 section, the following definitions shall apply:

22 “(A) SMOKE ALARM DEFINED.—The term
23 ‘smoke alarm’ has the meaning given ‘smoke
24 detector’ in section 29(d) of the Federal Fire

1 Prevention and Control Act of 1974 (15 U.S.C.
2 2225(d)).

3 “(B) QUALIFYING SMOKE ALARM DE-
4 FINED.—The term ‘qualifying smoke alarm’
5 means a smoke alarm that—

6 “(i) in the case of a dwelling unit
7 built before the date of the enactment of
8 this paragraph and not substantially reha-
9 bilitated after the date of this paragraph
10 is—

11 “(I) hardwired; or

12 “(II) uses 10-year nonrecharge-
13 able, nonreplaceable primary batteries
14 and—

15 “(aa) is sealed;

16 “(bb) is tamper resistant;

17 “(cc) contains silencing
18 means; and

19 “(dd) provides notification
20 for persons with hearing loss as
21 required by the National Fire
22 Protection Association Standard
23 72 or any successor standard; or

24 “(ii) in the case of a dwelling unit
25 built or substantially rehabilitated after the

1 date of the enactment of this paragraph, is
2 hardwired.”; and

3 (B) in subsection (o), by adding at the end
4 the following:

5 “(22) QUALIFYING SMOKE ALARMS.—

6 “(A) IN GENERAL.—Each dwelling unit re-
7 ceiving tenant-based assistance or project-based
8 assistance under this subsection shall have a
9 qualifying smoke alarm installed in accordance
10 with applicable codes and standards published
11 by the International Code Council or the Na-
12 tional Fire Protection Association and the re-
13 quirements of the National Fire Protection As-
14 sociation Standard 72 or any successor stand-
15 ard in each level and in or near each sleeping
16 area in such dwelling unit, including in base-
17 ments but excepting crawl spaces and unfin-
18 ished attics, and in each common area in a
19 project containing such a dwelling unit.

20 “(B) DEFINITIONS.—For purposes of this
21 paragraph, the following definitions shall apply:

22 “(i) SMOKE ALARM DEFINED.—The
23 term ‘smoke alarm’ has the meaning given
24 ‘smoke detector’ in section 29(d) of the

1 Federal Fire Prevention and Control Act
2 of 1974 (15 U.S.C. 2225(d)).

3 “(ii) QUALIFYING SMOKE ALARM DE-
4 FINED.—The term ‘qualifying smoke
5 alarm’ means a smoke alarm that—

6 “(I) in the case of a dwelling unit
7 built before the date of the enactment
8 of this paragraph and not substan-
9 tially rehabilitated after the date of
10 this paragraph is—

11 “(aa) hardwired; or

12 “(bb) uses 10-year non-
13 rechargeable, nonreplaceable pri-
14 mary batteries and—

15 “(AA) is sealed;

16 “(BB) is tamper resist-
17 ant;

18 “(CC) contains silenc-
19 ing means; and

20 “(DD) provides notifi-
21 cation for persons with hear-
22 ing loss as required by the
23 National Fire Protection As-
24 sociation Standard 72 or
25 any successor standard; or

1 “(II) in the case of a dwelling
 2 unit built or substantially rehabili-
 3 tated after the date of the enactment
 4 of this paragraph, is hardwired.”.

5 (b) SUPPORTIVE HOUSING FOR THE ELDERLY.—
 6 Section 202(j) of the Housing Act of 1959 (12 U.S.C.
 7 1701q(j)) is amended by adding at the end the following:

8 “(10) QUALIFYING SMOKE ALARMS.—

9 “(A) IN GENERAL.—Each owner of a
 10 dwelling unit assisted under this section shall
 11 ensure that qualifying smoke alarms are in-
 12 stalled in accordance with the requirements of
 13 applicable codes and standards and the Na-
 14 tional Fire Protection Association Standard 72
 15 or any successor standard in each level and in
 16 or near each sleeping area in such dwelling
 17 unit, including in basements but excepting
 18 crawl spaces and unfinished attics, and in each
 19 common area in a project containing such a
 20 dwelling unit.

21 “(B) DEFINITIONS.—For purposes of this
 22 paragraph, the following definitions shall apply:

23 “(i) SMOKE ALARM DEFINED.—The
 24 term ‘smoke alarm’ has the meaning given
 25 ‘smoke detector’ in section 29(d) of the

1 Federal Fire Prevention and Control Act
2 of 1974 (15 U.S.C. 2225(d)).

3 “(ii) QUALIFYING SMOKE ALARM DE-
4 FINED.—The term ‘qualifying smoke
5 alarm’ means a smoke alarm that—

6 “(I) in the case of a dwelling unit
7 built before the date of the enactment
8 of this paragraph and not substan-
9 tially rehabilitated after the date of
10 this paragraph is—

11 “(aa) hardwired; or

12 “(bb) uses 10-year non-
13 rechargeable, nonreplaceable pri-
14 mary batteries and—

15 “(AA) is sealed;

16 “(BB) is tamper resist-
17 ant;

18 “(CC) contains silenc-
19 ing means; and

20 “(DD) provides notifi-
21 cation for persons with hear-
22 ing loss as required by the
23 National Fire Protection As-
24 sociation Standard 72 or
25 any successor standard; or

1 “(II) in the case of a dwelling
2 unit built or substantially rehabili-
3 tated after the date of the enactment
4 of this paragraph, is hardwired.”.

5 (c) SUPPORTIVE HOUSING FOR PERSONS WITH DIS-
6 ABILITIES.—Section 811(j) of the Cranston-Gonzalez Na-
7 tional Affordable Housing Act (42 U.S.C. 8013(j)) is
8 amended by adding at the end the following:

9 “(8) QUALIFYING SMOKE ALARMS.—

10 “(A) IN GENERAL.—Each dwelling unit as-
11 sisted under this section shall contain qualifying
12 smoke alarms that are installed in accordance
13 with applicable codes and standards published
14 by the International Code Council or the Na-
15 tional Fire Protection Association and the re-
16 quirements of the National Fire Protection As-
17 sociation Standard 72 or any successor stand-
18 ard in each level and in or near each sleeping
19 area in such dwelling unit, including in base-
20 ments but excepting crawl spaces and unfin-
21 ished attics, and in each common area in a
22 project containing such a dwelling unit.

23 “(B) DEFINITIONS.—For purposes of this
24 paragraph, the following definitions shall apply:

1 “(i) SMOKE ALARM DEFINED.—The
2 term ‘smoke alarm’ has the meaning given
3 ‘smoke detector’ in section 29(d) of the
4 Federal Fire Prevention and Control Act
5 of 1974 (15 U.S.C. 2225(d)).

6 “(ii) QUALIFYING SMOKE ALARM DE-
7 FINED.—The term ‘qualifying smoke
8 alarm’ means a smoke alarm that—

9 “(I) in the case of a dwelling unit
10 built before the date of the enactment
11 of this paragraph and not substan-
12 tially rehabilitated after the date of
13 this paragraph is—

14 “(aa) hardwired; or

15 “(bb) uses 10-year non-
16 rechargeable, nonreplaceable pri-
17 mary batteries and—

18 “(AA) is sealed;

19 “(BB) is tamper resist-
20 ant;

21 “(CC) contains silenc-
22 ing means; and

23 “(DD) provides notifi-
24 cation for persons with hear-
25 ing loss as required by the

1 National Fire Protection As-
2 sociation Standard 72 or
3 any successor standard; or

4 “(II) in the case of a dwelling
5 unit built or substantially rehabili-
6 tated after the date of the enactment
7 of this paragraph, is hardwired.”.

8 (d) HOUSING OPPORTUNITIES FOR PERSONS WITH
9 AIDS.—Section 856 of the Cranston-Gonzalez National
10 Affordable Housing Act (42 U.S.C. 12905) is amended by
11 adding at the end the following new subsection:

12 “(i) QUALIFYING SMOKE ALARMS.—

13 “(1) IN GENERAL.—Each dwelling unit assisted
14 under this subtitle shall contain qualifying smoke
15 alarms that are installed in accordance with applica-
16 ble codes and standards published by the Inter-
17 national Code Council or the National Fire Protec-
18 tion Association and the requirements of the Na-
19 tional Fire Protection Association Standard 72 or
20 any successor standard in each level and in or near
21 each sleeping area in such dwelling unit, including in
22 basements but excepting crawl spaces and unfinished
23 attics, and in each common area in a project con-
24 taining such a dwelling unit.

1 “(2) DEFINITIONS.—For purposes of this sub-
2 section, the following definitions shall apply:

3 “(A) SMOKE ALARM DEFINED.—The term
4 ‘smoke alarm’ has the meaning given ‘smoke
5 detector’ in section 29(d) of the Federal Fire
6 Prevention and Control Act of 1974 (15 U.S.C.
7 2225(d)).

8 “(B) QUALIFYING SMOKE ALARM DE-
9 FINED.—The term ‘qualifying smoke alarm’
10 means a smoke alarm that—

11 “(i) in the case of a dwelling unit
12 built before the date of the enactment of
13 this paragraph and not substantially reha-
14 bilitated after the date of this paragraph
15 is—

16 “(I) hardwired; or

17 “(II) uses 10-year nonrecharge-
18 able, nonreplaceable primary batteries
19 and—

20 “(aa) is sealed;

21 “(bb) is tamper resistant;

22 “(cc) contains silencing
23 means; and

24 “(dd) provides notification
25 for persons with hearing loss as

1 required by the National Fire
2 Protection Association Standard
3 72 or any successor standard; or
4 “(ii) in the case of a dwelling unit
5 built or substantially rehabilitated after the
6 date of the enactment of this paragraph, is
7 hardwired.”.

8 (e) RURAL HOUSING.—Title V of the Housing Act
9 of 1949 (42 U.S.C. 1471 et seq.) is amended—

10 (1) in section 514 (42 U.S.C. 1484), by adding
11 at the end the following:

12 “(j) QUALIFYING SMOKE ALARMS.—

13 “(1) IN GENERAL.—Housing and related facili-
14 ties constructed with loans under this section shall
15 contain qualifying smoke alarms that are installed in
16 accordance with applicable codes and standards pub-
17 lished by the International Code Council or the Na-
18 tional Fire Protection Association and the require-
19 ments of the National Fire Protection Association
20 Standard 72 or any successor standard in each level
21 and in or near each sleeping area in such dwelling
22 unit, including in basements but excepting crawl
23 spaces and unfinished attics, and in each common
24 area in a project containing such a dwelling unit.

1 “(2) DEFINITIONS.—For purposes of this sub-
2 section, the following definitions shall apply:

3 “(A) SMOKE ALARM DEFINED.—The term
4 ‘smoke alarm’ has the meaning given ‘smoke
5 detector’ in section 29(d) of the Federal Fire
6 Prevention and Control Act of 1974 (15 U.S.C.
7 2225(d)).

8 “(B) QUALIFYING SMOKE ALARM DE-
9 FINED.—The term ‘qualifying smoke alarm’
10 means a smoke alarm that—

11 “(i) in the case of a dwelling unit
12 built before the date of the enactment of
13 this paragraph and not substantially reha-
14 bilitated after the date of this paragraph
15 is—

16 “(I) hardwired; or

17 “(II) uses 10-year nonrecharge-
18 able, nonreplaceable primary batteries
19 and—

20 “(aa) is sealed;

21 “(bb) is tamper resistant;

22 “(cc) contains silencing
23 means; and

24 “(dd) provides notification
25 for persons with hearing loss as

1 required by the National Fire
2 Protection Association Standard
3 72 or any successor standard; or
4 “(ii) in the case of a dwelling unit
5 built or substantially rehabilitated after the
6 date of the enactment of this paragraph, is
7 hardwired.”; and

8 (2) in section 515(m) (42 U.S.C. 1485(m)) by
9 adding at the end the following:

10 “(3) QUALIFYING SMOKE ALARMS.—

11 “(A) IN GENERAL.—Housing and related
12 facilities rehabilitated or repaired with amounts
13 received under a loan made or insured under
14 this section shall contain qualifying smoke
15 alarms that are installed in accordance with ap-
16 plicable codes and standards published by the
17 International Code Council or the National Fire
18 Protection Association and the requirements of
19 the National Fire Protection Association Stand-
20 ard 72 or any successor standard in each level
21 and in or near each sleeping area in such dwell-
22 ing unit, including in basements but excepting
23 crawl spaces and unfinished attics, and in each
24 common area in a project containing such a
25 dwelling unit.

1 “(B) DEFINITIONS.—For purposes of this
2 paragraph, the following definitions shall apply:

3 “(i) SMOKE ALARM DEFINED.—The
4 term ‘smoke alarm’ has the meaning given
5 ‘smoke detector’ in section 29(d) of the
6 Federal Fire Prevention and Control Act
7 of 1974 (15 U.S.C. 2225(d)).

8 “(ii) QUALIFYING SMOKE ALARM DE-
9 FINED.—The term ‘qualifying smoke
10 alarm’ means a smoke alarm that—

11 “(I) in the case of a dwelling unit
12 built before the date of the enactment
13 of this paragraph and not substan-
14 tially rehabilitated after the date of
15 this paragraph is—

16 “(aa) hardwired; or

17 “(bb) uses 10-year non-
18 rechargeable, nonreplaceable pri-
19 mary batteries and—

20 “(AA) is sealed;

21 “(BB) is tamper resist-
22 ant;

23 “(CC) contains silene-
24 ing means; and

1 “(DD) provides notifi-
 2 cation for persons with hear-
 3 ing loss as required by the
 4 National Fire Protection As-
 5 sociation Standard 72 or
 6 any successor standard; or

7 “(II) in the case of a dwelling
 8 unit built or substantially rehabili-
 9 tated after the date of the enactment
 10 of this paragraph, is hardwired.”.

11 (f) FARM LABOR HOUSING DIRECT LOANS &
 12 GRANTS.—Section 516 of the Housing Act of 1949 (42
 13 U.S.C. 1486) is amended—

14 (1) in subsection (c)—

15 (A) in paragraph (2), by striking “and” at
 16 the end;

17 (B) in paragraph (3), by striking the pe-
 18 riod at the end and inserting “; and”; and

19 (C) by adding at the end the following:

20 “(4) that such housing shall contain qualifying
 21 smoke alarms that are installed in accordance with
 22 applicable codes and standards published by the
 23 International Code Council or the National Fire
 24 Protection Association and the requirements of the
 25 National Fire Protection Association Standard 72 or

1 any successor standard in each level and in or near
2 each sleeping area in such dwelling unit, including in
3 basements but excepting crawl spaces and unfinished
4 attics, and in each common area in a project con-
5 taining such a dwelling unit.”; and

6 (2) in subsection (g)—

7 (A) in paragraph (3) by striking “and” at
8 the end;

9 (B) in paragraph (4), by striking the pe-
10 riod at the end and inserting a semicolon; and

11 (C) by adding at the end the following:

12 “(4) the term ‘smoke alarm’ has the meaning
13 given ‘smoke detector’ in section 29(d) of the Fed-
14 eral Fire Prevention and Control Act of 1974 (15
15 U.S.C. 2225(d)); and

16 “(5) the term ‘qualifying smoke alarm’ means
17 a smoke alarm that—

18 “(A) in the case of a dwelling unit built be-
19 fore the date of the enactment of this para-
20 graph and not substantially rehabilitated after
21 the date of this paragraph is—

22 “(i) hardwired; or

23 “(ii) uses 10-year nonrechargeable,
24 nonreplaceable primary batteries and—

25 “(I) is sealed;

1 “(II) is tamper resistant;
2 “(III) contains silencing means;
3 and
4 “(IV) provides notification for
5 persons with hearing loss as required
6 by the National Fire Protection Asso-
7 ciation Standard 72 or any successor
8 standard; or

9 “(B) in the case of a dwelling unit built or
10 substantially rehabilitated after the date of the
11 enactment of this paragraph, is hardwired.”.

12 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
13 authorized to be appropriated to carry out the amend-
14 ments made by this section such sums as are necessary
15 for each of fiscal years 2022 through 2026.

16 (h) EFFECTIVE DATE.—The amendments made by
17 subsections (a) through (f) shall take effect on the date
18 that is 2 years after the date of enactment of this Act.

19 (i) NO PREEMPTION.—Nothing in the amendments
20 made by this section shall be construed to preempt or limit
21 the applicability of any State or local law relating to the
22 installation and maintenance of smoke alarms in housing
23 that requires standards that are more stringent than the
24 standards described in the amendments made by this sec-
25 tion.

1 **SEC. 3. FIRE SAFETY EDUCATIONAL PROGRAM.**

2 (a) IN GENERAL.—The Secretary of Housing and
3 Urban Development shall, not later than 1 year after the
4 date of the enactment of this Act, complete a national edu-
5 cational campaign that educates the general public about
6 health and safety requirements in housing and how to
7 properly use safety features in housing including, self-clos-
8 ing doors, smoke alarms, and carbon monoxide detectors.

9 (b) AUTHORIZATION OF APPROPRIATIONS.—There is
10 authorized to be appropriated to the Secretary of Housing
11 and Urban Development to carry out this subsection,
12 \$2,000,000 for fiscal year 2023.

○