

Union Calendar No. 332

117TH CONGRESS
2^D SESSION

H. R. 7981

[Report No. 117-426]

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

JULY 20, 2022

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in *italics*]

[For text of introduced bill, see copy of bill as introduced on June 8, 2022]

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 amended—*
10 *(1) in section 3(a) (42 U.S.C. 1437a(a)), by add-*
11 *ing at the end the following:*

12 *“(9) QUALIFYING SMOKE ALARMS.—*

13 *“(A) IN GENERAL.—Each public housing*
14 *agency shall ensure that a qualifying smoke*
15 *alarm is installed in accordance with applicable*
16 *codes and standards published by the Inter-*
17 *national Code Council or the National Fire Pro-*
18 *tection Association and the requirements of the*
19 *National Fire Protection Association Standard*
20 *72, or any successor standard, in each level and*
21 *in or near each sleeping area in any dwelling*
22 *unit in public housing owned or operated by the*
23 *public housing agency, including in basements*
24 *but excepting crawl spaces and unfinished attics,*

1 *and in each common area in a project con-*
2 *taining such a dwelling unit.*

3 “(B) *DEFINITIONS.*—*For purposes of this*
4 *paragraph, the following definitions shall apply:*

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

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

13 “(I) *in the case of a dwelling unit*
14 *built before the date of enactment of*
15 *this paragraph and not substantially*
16 *rehabilitated after the date of enact-*
17 *ment of this paragraph is—*

18 “(aa) *hardwired; or*

19 “(bb) *uses 10-year non re-*
20 *chargeable, nonreplaceable pri-*
21 *mary batteries and—*

22 “(AA) *is sealed;*

23 “(BB) *is tamper resist-*
24 *ant;*

1 “(CC) contains silencing
2 means; and

3 “(DD) provides notifica-
4 tion for persons with hearing
5 loss as required by the Na-
6 tional Fire Protection Asso-
7 ciation Standard 72, or any
8 successor standard; or

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

13 (2) in section 8 (42 U.S.C. 1437f)—

14 (A) by inserting after subsection (k) the fol-
15 lowing:

16 “(l) *QUALIFYING SMOKE ALARMS.*—

17 “(1) *IN GENERAL.*—Each owner of a dwelling
18 unit receiving project-based assistance under this sec-
19 tion shall ensure that qualifying smoke alarms are in-
20 stalled in accordance with applicable codes and
21 standards published by the International Code Coun-
22 cil or the National Fire Protection Association and
23 the requirements of the National Fire Protection Asso-
24 ciation Standard 72, or any successor standard, in
25 each level and in or near each sleeping area in such

1 *dwelling unit, including in basements but excepting*
2 *crawl spaces and unfinished attics, and in each com-*
3 *mon area in a project containing such a dwelling*
4 *unit.*

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

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

12 “(B) *QUALIFYING SMOKE ALARM DE-*
13 *FINED.*—*The term ‘qualifying smoke alarm’*
14 *means a smoke alarm that—*

15 “(i) *in the case of a dwelling unit built*
16 *before the date of enactment of this para-*
17 *graph and not substantially rehabilitated*
18 *after the date of enactment of this para-*
19 *graph is—*

20 “(I) *hardwired; or*

21 “(II) *uses 10-year non recharge-*
22 *able, nonreplaceable primary batteries*
23 *and—*

24 “(aa) *is sealed;*

25 “(bb) *is tamper resistant;*

1 “(cc) contains silencing
2 means; and

3 “(dd) provides notification
4 for persons with hearing loss as
5 required by the National Fire
6 Protection Association Standard
7 72, or any successor standard; or

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

12 (B) in subsection (o), by adding at the end
13 the following:

14 “(22) QUALIFYING SMOKE ALARMS.—

15 “(A) IN GENERAL.—Each dwelling unit re-
16 ceiving tenant-based assistance or project-based
17 assistance under this subsection shall have a
18 qualifying smoke alarm installed in accordance
19 with applicable codes and standards published
20 by the International Code Council or the Na-
21 tional Fire Protection Association and the re-
22 quirements of the National Fire Protection Asso-
23 ciation Standard 72, or any successor standard,
24 in each level and in or near each sleeping area
25 in such dwelling unit, including in basements

1 *but excepting crawl spaces and unfinished attics,*
2 *and in each common area in a project con-*
3 *taining such a dwelling unit.*

4 “(B) *DEFINITIONS.*—*For purposes of this*
5 *paragraph, the following definitions shall apply:*

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

11 “(ii) *QUALIFYING SMOKE ALARM DE-*
12 *FINED.*—*The term ‘qualifying smoke alarm’*
13 *means a smoke alarm that—*

14 “(I) *in the case of a dwelling unit*
15 *built before the date of enactment of*
16 *this paragraph and not substantially*
17 *rehabilitated after the date of enact-*
18 *ment of this paragraph is—*

19 “(aa) *hardwired; or*

20 “(bb) *uses 10-year non re-*
21 *chargeable, nonreplaceable pri-*
22 *mary batteries and—*

23 “(AA) *is sealed;*

24 “(BB) *is tamper resist-*
25 *ant;*

1 “(CC) contains silencing
2 means; and

3 “(DD) provides notifica-
4 tion for persons with hearing
5 loss as required by the Na-
6 tional Fire Protection Asso-
7 ciation Standard 72, or any
8 successor standard; or

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

13 (b) *SUPPORTIVE HOUSING FOR THE ELDERLY.*—Sec-
14 tion 202(j) of the Housing Act of 1959 (12 U.S.C. 1701q(j))
15 is amended by adding at the end the following:

16 “(10) *QUALIFYING SMOKE ALARMS.*—

17 “(A) *IN GENERAL.*—Each owner of a dwell-
18 ing unit assisted under this section shall ensure
19 that qualifying smoke alarms are installed in ac-
20 cordance with the requirements of applicable
21 codes and standards and the National Fire Pro-
22 tection Association Standard 72, or any suc-
23 cessor standard, in each level and in or near
24 each sleeping area in such dwelling unit, includ-
25 ing in basements but excepting crawl spaces and

1 *unfinished attics, and in each common area in*
2 *a project containing such a dwelling unit.*

3 “(B) *DEFINITIONS.*—*For purposes of this*
4 *paragraph, the following definitions shall apply:*

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

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

13 “(I) *in the case of a dwelling unit*
14 *built before the date of enactment of*
15 *this paragraph and not substantially*
16 *rehabilitated after the date of enact-*
17 *ment of this paragraph is—*

18 “(aa) *hardwired; or*

19 “(bb) *uses 10-year non re-*
20 *chargeable, nonreplaceable pri-*
21 *mary batteries and—*

22 “(AA) *is sealed;*

23 “(BB) *is tamper resist-*
24 *ant;*

1 “(CC) contains silencing
2 means; and

3 “(DD) provides notifica-
4 tion for persons with hearing
5 loss as required by the Na-
6 tional Fire Protection Asso-
7 ciation Standard 72, or any
8 successor standard; or

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

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

17 “(8) *QUALIFYING SMOKE ALARMS.*—

18 “(A) *IN GENERAL.*—Each dwelling unit as-
19 sisted under this section shall contain qualifying
20 smoke alarms that are installed in accordance
21 with applicable codes and standards published
22 by the International Code Council or the Na-
23 tional Fire Protection Association and the re-
24 quirements of the National Fire Protection Asso-
25 ciation Standard 72, or any successor standard,

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

6 “(B) *DEFINITIONS.*—*For purposes of this*
7 *paragraph, the following definitions shall apply:*

8 “(i) *SMOKE ALARM DEFINED.*—*The*
9 *term ‘smoke alarm’ has the meaning given*
10 *the term ‘smoke detector’ in section 29(d) of*
11 *the Federal Fire Prevention and Control*
12 *Act of 1974 (15 U.S.C. 2225(d)).*

13 “(ii) *QUALIFYING SMOKE ALARM DE-*
14 *FINED.*—*The term ‘qualifying smoke alarm’*
15 *means a smoke alarm that—*

16 “(I) *in the case of a dwelling unit*
17 *built before the date of enactment of*
18 *this paragraph and not substantially*
19 *rehabilitated after the date of enact-*
20 *ment of this paragraph is—*

21 “(aa) *hardwired; or*

22 “(bb) *uses 10-year non re-*
23 *chargeable, nonreplaceable pri-*
24 *mary batteries and—*

25 “(AA) *is sealed;*

1 “(BB) is tamper resist-
2 ant;

3 “(CC) contains silencing
4 means; and

5 “(DD) provides notifica-
6 tion for persons with hearing
7 loss as required by the Na-
8 tional Fire Protection Asso-
9 ciation Standard 72, or any
10 successor standard; or

11 “(II) in the case of a dwelling
12 unit built or substantially rehabili-
13 tated after the date of enactment of this
14 paragraph, is hardwired.”.

15 (d) *HOUSING OPPORTUNITIES FOR PERSONS WITH*
16 *AIDS.*—Section 856 of the Cranston-Gonzalez National Af-
17 *fordable Housing Act (42 U.S.C. 12905) is amended by add-*
18 *ing at the end the following new subsection:*

19 “(j) *QUALIFYING SMOKE ALARMS.*—

20 “(1) *IN GENERAL.*—Each dwelling unit assisted
21 under this subtitle shall contain qualifying smoke
22 alarms that are installed in accordance with applica-
23 ble codes and standards published by the Inter-
24 national Code Council or the National Fire Protec-
25 tion Association and the requirements of the National

1 *Fire Protection Association Standard 72, or any suc-*
2 *cessor standard, in each level and in or near each*
3 *sleeping area in such dwelling unit, including in*
4 *basements but excepting crawl spaces and unfinished*
5 *attics, and in each common area in a project con-*
6 *taining such a dwelling unit.*

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

9 “(A) *SMOKE ALARM DEFINED.*—*The term*
10 *‘smoke alarm’ has the meaning given the term*
11 *‘smoke detector’ in section 29(d) of the Federal*
12 *Fire Prevention and Control Act of 1974 (15*
13 *U.S.C. 2225(d)).*

14 “(B) *QUALIFYING SMOKE ALARM DE-*
15 *FINED.*—*The term ‘qualifying smoke alarm’*
16 *means a smoke alarm that—*

17 “(i) *in the case of a dwelling unit built*
18 *before the date of enactment of this sub-*
19 *section and not substantially rehabilitated*
20 *after the date of enactment of this subsection*
21 *is—*

22 “(I) *hardwired; or*

23 “(II) *uses 10-year non recharge-*
24 *able, nonreplaceable primary batteries*
25 *and—*

1 “(aa) is sealed;
2 “(bb) is tamper resistant;
3 “(cc) contains silencing
4 means; and
5 “(dd) provides notification
6 for persons with hearing loss as
7 required by the National Fire
8 Protection Association Standard
9 72, or any successor standard; or
10 “(ii) in the case of a dwelling unit
11 built or substantially rehabilitated after the
12 date of enactment of this subsection, is
13 hardwired.”.

14 (e) *RURAL HOUSING*.—Title V of the Housing Act of
15 1949 (42 U.S.C. 1471 et seq.) is amended—

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

18 “(k) *QUALIFYING SMOKE ALARMS*.—

19 “(1) *IN GENERAL*.—Housing and related facili-
20 ties constructed with loans under this section shall
21 contain qualifying smoke alarms that are installed in
22 accordance with applicable codes and standards pub-
23 lished by the International Code Council or the Na-
24 tional Fire Protection Association and the require-
25 ments of the National Fire Protection Association

1 *Standard 72, or any successor standard, in each level*
2 *and in or near each sleeping area in such dwelling*
3 *unit, including in basements but excepting crawl*
4 *spaces and unfinished attics, and in each common*
5 *area in a project containing such a dwelling unit.*

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

8 “(A) *SMOKE ALARM DEFINED.*—*The term*
9 *‘smoke alarm’ has the meaning given the term*
10 *‘smoke detector’ in section 29(d) of the Federal*
11 *Fire Prevention and Control Act of 1974 (15*
12 *U.S.C. 2225(d)).*

13 “(B) *QUALIFYING SMOKE ALARM DE-*
14 *FINED.*—*The term ‘qualifying smoke alarm’*
15 *means a smoke alarm that—*

16 “(i) *in the case of a dwelling unit built*
17 *before the date of enactment of this sub-*
18 *section and not substantially rehabilitated*
19 *after the date enactment of this subsection*
20 *is—*

21 “(I) *hardwired; or*

22 “(II) *uses 10-year non recharge-*
23 *able, nonreplaceable primary batteries*
24 *and—*

25 “(aa) *is sealed;*

1 “(bb) is tamper resistant;
2 “(cc) contains silencing
3 means; and
4 “(dd) provides notification
5 for persons with hearing loss as
6 required by the National Fire
7 Protection Association Standard
8 72, or any successor standard; or
9 “(ii) in the case of a dwelling unit
10 built or substantially rehabilitated after the
11 date of enactment of this subsection, is
12 hardwired.”; and

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

15 “(3) *QUALIFYING SMOKE ALARMS.*—

16 “(A) *IN GENERAL.*—Housing and related facili-
17 ties rehabilitated or repaired with amounts received
18 under a loan made or insured under this section shall
19 contain qualifying smoke alarms that are installed in
20 accordance with applicable codes and standards pub-
21 lished by the International Code Council or the Na-
22 tional Fire Protection Association and the require-
23 ments of the National Fire Protection Association
24 Standard 72, or any successor standard, in each level
25 and in or near each sleeping area in such dwelling

1 *unit, including in basements but excepting crawl*
2 *spaces and unfinished attics, and in each common*
3 *area in a project containing such a dwelling unit.*

4 *“(B) DEFINITIONS.—For purposes of this para-*
5 *graph, the following definitions shall apply:*

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

11 *“(ii) QUALIFYING SMOKE ALARM DE-*
12 *FINED.—The term ‘qualifying smoke alarm’*
13 *means a smoke alarm that—*

14 *“(I) in the case of a dwelling unit built*
15 *before the date of enactment of this para-*
16 *graph and not substantially rehabilitated*
17 *after the date of enactment of this para-*
18 *graph is—*

19 *“(aa) hardwired; or*

20 *“(bb) uses 10-year non recharge-*
21 *able, nonreplaceable primary batteries*
22 *and—*

23 *“(AA) is sealed;*

24 *“(BB) is tamper resistant;*

1 “(CC) contains silencing
2 means; and

3 “(DD) provides notification
4 for persons with hearing loss as
5 required by the National Fire
6 Protection Association Standard
7 72, or any successor standard; or

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

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

15 (1) *in subsection (c)—*

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

18 (B) *in paragraph (3), by striking the period*
19 *at the end and inserting “; and”; and*

20 (C) *by adding at the end the following:*

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

1 *tional Fire Protection Association Standard 72, or*
2 *any successor standard, in each level and in or near*
3 *each sleeping area in such dwelling unit, including in*
4 *basements but excepting crawl spaces and unfinished*
5 *attics, and in each common area in a project con-*
6 *taining such a dwelling unit.”; and*

7 *(2) in subsection (g)—*

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

10 *(B) in paragraph (4), by striking the period*
11 *at the end and inserting a semicolon; and*

12 *(C) by adding at the end the following:*

13 *“(5) the term ‘smoke alarm’ has the meaning*
14 *given the term ‘smoke detector’ in section 29(d) of the*
15 *Federal Fire Prevention and Control Act of 1974 (15*
16 *U.S.C. 2225(d)); and*

17 *“(6) the term ‘qualifying smoke alarm’ means a*
18 *smoke alarm that—*

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

23 *“(i) hardwired; or*

24 *“(ii) uses 10-year non rechargeable,*
25 *nonreplaceable primary batteries and—*

1 “(I) is sealed;
2 “(II) is tamper resistant;
3 “(III) contains silencing means;
4 and
5 “(IV) provides notification for
6 persons with hearing loss as required
7 by the National Fire Protection Asso-
8 ciation Standard 72, or any successor
9 standard; or
10 “(B) in the case of a dwelling unit built or
11 substantially rehabilitated after the date of en-
12 actment of this paragraph, is hardwired.”.

13 (g) *AUTHORIZATION OF APPROPRIATIONS.*—There is
14 authorized to be appropriated to carry out the amendments
15 made by this section such sums as are necessary for each
16 of fiscal years 2023 through 2027.

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

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

1 *standards described in the amendments made by this sec-*
2 *tion.*

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

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

11 (b) *AUTHORIZATION OF APPROPRIATIONS.*—*There is*
12 *authorized to be appropriated to the Secretary of Housing*
13 *and Urban Development to carry out this section,*
14 *\$2,000,000 for fiscal year 2024.*

Union Calendar No. 332

117TH CONGRESS
2D Session

H. R. 7981

[Report No. 117-426]

A BILL

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

JULY 20, 2022

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed