

119TH CONGRESS
1ST SESSION

H. R. 5123

To authorize a national program to reduce the threat to human health posed by exposure to indoor air contaminants, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 3, 2025

Mr. TONKO (for himself and Mr. FITZPATRICK) introduced the following bill;
which was referred to the Committee on Energy and Commerce

A BILL

To authorize a national program to reduce the threat to human health posed by exposure to indoor air contaminants, 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 “Indoor Air Quality and
5 Healthy Schools Act of 2025”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

8 (1) ADMINISTRATOR.—The term “Adminis-
9 trator” means the Administrator of the Environ-
10 mental Protection Agency.

1 (2) COVERED CHILDCARE FACILITY.—The term
2 “covered childcare facility” means a facility used by
3 an early childhood education program.

4 (3) EARLY CHILDHOOD EDUCATION PRO-
5 GRAM.—The term “early childhood education pro-
6 gram” has the meaning given to that term in section
7 103 of the Higher Education Act of 1965 (20
8 U.S.C. 1003).

9 (4) INDOOR.—The term “indoor” means the
10 enclosed portions of buildings, including nonindus-
11 trial workplaces, public buildings, Federal buildings,
12 schools, childcare facilities, commercial buildings,
13 and residences.

14 (5) INDOOR AIR CONTAMINANT.—The term “in-
15 door air contaminant” means any solid, liquid, semi-
16 solid, dissolved solid, biogenic agent, aerosol, or gas-
17 eous material, including combinations or mixtures of
18 substances, in indoor air which may reasonably be
19 anticipated to have an adverse effect on human
20 health.

21 (6) INDOOR CONTAMINANT OF CONCERN.—The
22 term “indoor contaminant of concern” means an in-
23 door air contaminant that—

24 (A) is among the most commonly occurring
25 and poses a risk to human health; or

1 (B) is less commonly occurring and poses
2 a significant risk to human health.

3 (7) LOCAL EDUCATIONAL AGENCY.—The term
4 “local educational agency” means—

5 (A) a local educational agency (as defined
6 in section 8101 of the Elementary and Sec-
7 ondary Education Act of 1965 (20 U.S.C.
8 7801)); or

9 (B) a Tribal education agency (as the term
10 “tribal education agency” is defined in section
11 3 of the National Environmental Education Act
12 (20 U.S.C. 5502)).

13 (8) STATE.—The term “State” includes each of
14 the several States, the District of Columbia, Puerto
15 Rico, the Virgin Islands, Guam, American Samoa,
16 and the Commonwealth of the Northern Mariana Is-
17 lands.

18 **SEC. 3. INDOOR AIR QUALITY PROGRAM.**

19 (a) IN GENERAL.—The Administrator shall carry out
20 a program to support the assessment, reduction, and
21 avoidance of exposure to indoor air contaminants to re-
22 duce risks to human health.

23 (b) RESPONSIBILITIES.—In carrying out the program
24 under subsection (a), the Administrator shall support the
25 assessment, reduction, and avoidance of exposure to in-

1 door air contaminants to reduce risks to human health,
2 including by—

3 (1) carrying out research, development, and
4 demonstration activities pursuant to the Radon Gas
5 and Indoor Air Quality Research Act of 1986 (42
6 U.S.C. 7401 note);

7 (2) listing indoor contaminants of concern, and
8 publishing guidelines for such indoor contaminants
9 of concern, under section 4;

10 (3) providing training, education, outreach, and
11 technical assistance to identify, eliminate, or reduce
12 indoor air contaminants, including by effective moni-
13 toring, source control, ventilation, and filtration
14 practices;

15 (4) providing training, education, outreach, and
16 technical assistance to support the monitoring of hu-
17 midity levels and the inspection, testing, prevention,
18 and remediation of mold;

19 (5) carrying out or recognizing voluntary cer-
20 tifications to identify and promote buildings that are
21 most effective at preventing or minimizing risks to
22 health from indoor air contaminants under section 7;

23 (6) supporting efforts to improve indoor air
24 quality in buildings used by local educational agen-
25 cies and covered childcare facilities under section 9;

1 (7) ensuring effective consultation and coordi-
2 nation among Federal agencies in carrying out pro-
3 grams related to indoor air quality, including the
4 Department of Labor, the Department of Energy,
5 the Centers for Disease Control and Prevention, the
6 Occupational Safety and Health Administration, the
7 National Institute for Occupational Safety and
8 Health, the Department of Housing and Urban De-
9 velopment, the Department of Health and Human
10 Services, the Department of Education, the Depart-
11 ment of Defense, the Federal Emergency Manage-
12 ment Agency, the Consumer Product Safety Com-
13 mission, and other appropriate agencies carrying out
14 programs related to indoor air quality;

15 (8) supporting State, local, and Tribal govern-
16 ments, local educational agencies, housing authori-
17 ties, and other entities to develop and implement in-
18 door air quality management strategies, educational
19 campaigns, assessments, guidelines, standards, and
20 response programs;

21 (9) providing information, guidance, and assist-
22 ance to the public, including building owners and oc-
23 cupants, on—

24 (A) health-related risks of exposure to in-
25 door air contaminants; and

1 (B) effective measures and programs for
2 reducing or avoiding exposure to indoor air con-
3 taminants;

4 (10) supporting development and adoption of
5 standardized methods, techniques, minimum product
6 requirements, and protocols for assessing, meas-
7 uring, and sampling indoor air to determine the
8 presence and concentrations of indoor air contami-
9 nants;

10 (11) supporting development and adoption of
11 control technologies, building design criteria, and
12 management practices to prevent the entrance of
13 contaminants into buildings and to reduce or miti-
14 gate emissions from indoor sources;

15 (12) assessing the effectiveness of methods,
16 techniques, protocols, response plans, products, and
17 technologies to reduce or avoid exposure to indoor
18 air contaminants;

19 (13) supporting the development and adoption
20 of model provisions, to be incorporated into building
21 codes for various types of buildings, designed to im-
22 prove indoor air quality while taking into account
23 comfort, safety, and energy conservation goals;

24 (14) supporting development and adoption of
25 control technologies, building design criteria, and

management practices to improve indoor air quality and building resilience against the impacts of more frequent extreme weather events and other consequences of climate change; and

(15) ensuring consideration of disadvantaged communities and individuals in carrying out such program, including by providing access to financial assistance, technical assistance, and other offerings developed pursuant to this Act for all people regardless of income, race, color, gender, national origin, Tribal affiliation, or disability.

SEC. 4. GUIDELINES FOR INDOOR CONTAMINANTS OF CONCERN.

(a) LIST.—

(1) IN GENERAL.—The Administrator shall establish and maintain a list of indoor contaminants of concern.

(2) CONTENTS.—The list under paragraph (1) may—

(A) include combinations or mixtures of contaminants; and

(B) refer to such combinations or mixtures by a common name.

1 (3) INITIAL LIST.—Not later than 5 years after
2 the date of enactment of this Act, the Administrator
3 shall establish the initial list under paragraph (1).

4 (b) MINIMUM CONTAMINANTS ON INITIAL LIST.—At
5 a minimum, the initial list established under subsection
6 (a) shall include—

- 7 (1) particulate matter;
- 8 (2) carbon monoxide;
- 9 (3) nitrogen dioxide;
- 10 (4) ozone;
- 11 (5) formaldehyde; and
- 12 (6) radon.

13 (c) INDOOR AIR QUALITY GUIDELINES.—

14 (1) IN GENERAL.—The Administrator shall
15 publish science-based, voluntary guidelines for each
16 indoor contaminant of concern listed under sub-
17 section (a).

18 (2) GUIDELINE COMPONENTS.—A guideline
19 published under this subsection shall—

20 (A) include information and a range of rec-
21 ommendations for operation and maintenance
22 of existing buildings, the design and construc-
23 tion of new buildings, building renovation, and
24 such other activities as are necessary to iden-
25 tify, and reduce or prevent exposure to, the in-

door contaminant of concern listed under subsection (a);

(B) be designed to achieve significant risk reduction;

(C) be technologically achievable and readily implementable;

(D) take into consideration safety, energy, and other relevant factors;

(E) include an assessment of effectiveness and cost; and

(F) be based on available research and expertise.

(3) CONCENTRATION LIMITS.—

(A) IN GENERAL.—Each guideline published under this subsection shall, upon the Administrator making a determination that sufficient scientific evidence exists, include a recommended health-based limit on concentration levels of indoor contaminants of concern.

(B) BEST AVAILABLE SCIENCE; LOWEST LEVEL OF EXPOSURE.—A limit under subparagraph (A)—

(i) shall be based on the best available science; and

(ii) may include a range that includes—

(I) a concentration level at which a healthy adult should take action to reduce exposure; and

(II) a concentration level at which there is evidence of adverse human health effects in susceptible subpopulations, such as infants, children, pregnant women, workers, and the elderly.

(C) INSUFFICIENT EVIDENCE.—If the Administrator determines insufficient evidence exists to set a health-based concentration limit for an indoor contaminant of concern listed under subsection (a), the Administrator shall publish a report not later than 1 year after making such determination, which shall identify—

(i) studies and other activities to be taken to develop the evidence necessary to set a health-based concentration limit; and

(ii) resources necessary to carry out activities under clause (i).

(D) INTERIM GUIDELINES.—While the Administrator develops sufficient scientific evi-

1 dence to set a recommended health-based con-
2 centration limit for an indoor contaminant of
3 concern under subparagraph (A), the Adminis-
4 trator shall publish interim guidelines, which
5 shall include best practices to reduce exposure
6 to such indoor contaminant of concern.

7 (d) REVIEW AND REVISION.—Not less than every five
8 years, the Administrator shall review and, as necessary,
9 revise—

10 (1) the list of indoor contaminants of concern
11 under subsection (a); and

12 (2) the guidelines published under subsection
13 (c).

14 (e) CONSULTATION.—In developing, reviewing, and
15 revising the guidelines published under subsection (c), the
16 Administrator shall consult with representatives from non-
17 profit, professional, private sector, governmental, and
18 labor organizations, and individuals, having demonstrated
19 expertise in indoor air quality, public health, building sys-
20 tems, industrial hygiene, environmental engineering, toxi-
21 cology, and environmental health and safety.

22 (f) CONSISTENCY WITH INDOOR AIR REGULATIONS
23 OF OTHER FEDERAL AGENCIES.—

24 (1) LABOR.—

1 (A) CONSISTENCY WITH CERTAIN REGULA-
 2 TIONS.—The Administrator shall, after con-
 3 sultation with the Secretary of Labor, ensure
 4 that the guidelines published under subsection
 5 (c) are consistent with any Federal workplace
 6 regulations addressing indoor air quality risks.

7 (B) ADDITIONAL VOLUNTARY ACTIONS.—
 8 Notwithstanding subparagraph (A), the guide-
 9 lines published under subsection (c) may rec-
 10 ommend additional voluntary actions to protect
 11 persons other than workers covered by such
 12 guidelines from indoor contaminants of concern
 13 listed under subsection (a).

14 (2) ENERGY.—The Administrator shall, after
 15 consultation with the Secretary of Energy, ensure
 16 that the guidelines published under subsection (c)
 17 are consistent with applicable energy conservation
 18 and efficiency statutes and regulations administered
 19 by the Secretary.

20 **SEC. 5. INDOOR AIR QUALITY INDEX.**

21 (a) IN GENERAL.—The Administrator shall seek to
 22 enter, not later than 1 year after the date of enactment
 23 of this Act, into an agreement with the National Academy
 24 of Sciences under which the Academy agrees to conduct
 25 a study to assess the feasibility of developing a science-

1 based indoor air quality index aimed at informing action
2 for the protection of public health.

3 (b) REPORT.—Not later than 2 years after entering
4 into an agreement with the Administrator under sub-
5 section (a), the Academy shall submit to the Congress and
6 the Administrator a report, which shall—

7 (1) make recommendations to support the de-
8 velopment of an indoor air quality index while ensur-
9 ing that such proposed index—

10 (A) communicates to the public in clear
11 and simple terms the level of concern and de-
12 scription of indoor air quality;

13 (B) considers health risks for certain sen-
14 sitive groups of people;

15 (C) addresses the feasibility of assessing
16 indoor air quality through low-cost, real-time
17 sensors and monitoring equipment; and

18 (D) allows for updates to account for de-
19 velopments in science and harmonization with
20 indoor air quality guidelines developed under
21 section 4;

22 (2) proposes methodologies, inputs, measure-
23 ments, techniques, and equations to calculate a
24 science-based assessment of indoor air quality; and

1 (3) identifies limitations and challenges to the
2 development of an indoor air quality index.

3 (c) AUTHORIZATION OF APPROPRIATIONS.—There is
4 authorized to be appropriated \$1,000,000, to remain avail-
5 able until expended, to carry out this section.

6 **SEC. 6. INDOOR AIR QUALITY ASSISTANCE.**

7 (a) IN GENERAL.—The Administrator may provide
8 technical assistance and financial assistance, which may
9 include grants, to State, local, and Tribal governments,
10 local educational agencies, housing authorities, nonprofit
11 organizations, labor organizations, and other persons to
12 develop and implement programs to assess and improve
13 indoor air quality.

14 (b) USE OF FUNDS.—Financial assistance awarded
15 under this section shall be used to support one or more
16 of the following:

17 (1) The development and implementation of
18 educational programs, training and technical assist-
19 ance programs, assessment and monitoring pro-
20 grams, benchmarking programs, response programs,
21 and other activities designed to reduce human expo-
22 sure to indoor air contaminants.

23 (2) Mitigation of health risks from indoor air
24 contaminants due to more frequent extreme weather
25 events and other consequences of climate change.

1 (3) Adoption or adaptation by State, local, and
2 Tribal governments of indoor air quality guidelines
3 published pursuant to section 4, or development and
4 adoption of indoor air quality standards based on
5 such guidelines, including development of assessment
6 and compliance programs needed to implement such
7 standards.

8 (c) MATCHING REQUIREMENT.—The Federal share
9 of the cost of the activities for which financial assistance
10 is awarded under this section shall not exceed 75 percent
11 of the total cost of such activities.

12 **SEC. 7. HEALTHY BUILDING CERTIFICATIONS.**

13 (a) IN GENERAL.—The Administrator shall provide
14 for one or more types of voluntary certifications of build-
15 ings that are built, operated, and maintained to prevent
16 or minimize risks to health from indoor air contaminants
17 in an exemplary manner.

18 (b) REQUIREMENTS.—For a building to be certified
19 under this section, the owner or operator of the building—

20 (1) shall adhere to applicable guidelines pub-
21 lished by the Administrator pursuant to section 4;
22 and

23 (2) shall develop and maintain an indoor air
24 quality management plan in accordance with best

1 practices developed or approved by the Adminis-
2 trator.

3 (c) CONSIDERATION.—A certification process under
4 subsection (a) may recognize actions taken by the owners
5 and operators of existing buildings to improve indoor air
6 quality using the most effective source control, air filtra-
7 tion, ventilation, and other best practices, techniques, and
8 products.

9 (d) OPTION FOR THIRD-PARTY ADMINISTRATION.—
10 The Administrator may—

11 (1) carry out a certification process under sub-
12 section (a) directly; or

13 (2) recognize one or more certification processes
14 under subsection (a) that are developed and admin-
15 istered through a third party.

16 **SEC. 8. MODEL PROVISIONS FOR BUILDING DESIGN, OPER-**
17 **ATION, AND MAINTENANCE.**

18 (a) MODEL PROVISIONS FOR AUTHORITIES HAVING
19 JURISDICTION.—Not later than 1 year after the date of
20 enactment of this Act, the Administrator shall recommend
21 one or more model provisions for building design, oper-
22 ation, and maintenance for use by States and local juris-
23 dictions in establishing and implementing building codes.

24 (b) COMPONENTS OF MODEL PROVISIONS.—The
25 model provisions recommended under this section shall—

1 (1) establish minimum requirements that ad-
2 dress ventilation, filtration, air cleaning, and design,
3 operation, and maintenance of relevant building sys-
4 tems (including equipment, filtration, and controls);
5 and

6 (2) address acceptable indoor air quality and
7 may include control of infectious aerosols and indoor
8 contaminants of concern.

9 (c) CONSIDERATION OF MODEL PROVISIONS.—In ac-
10 cordance with section 12(d) of the National Technology
11 Transfer and Advancement Act of 1995 (15 U.S.C. 272
12 note), the Administrator shall consider technical standards
13 that are developed or adopted by voluntary consensus
14 standards bodies in the development of recommendations
15 under this section.

16 (d) CONSULTATION.—In recommending model provi-
17 sions under this section, the Administrator shall consult
18 with organizations, including non-profit, professional, pri-
19 vate sector, governmental, and labor organizations, having
20 demonstrated expertise in building systems and indoor air
21 quality, public health, indoor chemistry, building codes
22 and standards, and above-code building programs.

23 (e) NO CONFLICT WITH MODEL ENERGY CODE OR
24 STANDARD.—The Administrator shall consult with the
25 Secretary of Energy to ensure that model provisions rec-

1 ommended under this section do not conflict with a model
2 energy code or standard for which the Secretary has made
3 an affirmative determination under section 304 of the En-
4 ergy Conservation and Production Act, provided that such
5 recommended model provisions may be additive and more
6 stringent than related provisions of the model energy code
7 or standard.

8 (f) REVIEW AND REVISION.—The Administrator
9 shall, not less than once every three years, review and re-
10 vise (as necessary), in accordance with this section, the
11 recommendations for model provisions developed under
12 this section.

13 (g) COST AND BENEFIT.—Not less than 12 months
14 following a recommendation for model provisions under
15 this section, the Administrator shall determine the incre-
16 mental costs and the 30-year health benefits associated
17 with compliance with the model provisions for new single-
18 family homes, multifamily dwelling units, and a represent-
19 ative set of commercial building prototypes.

20 **SEC. 9. HEALTHY SCHOOLS.**

21 (a) ASSESSMENT OF SCHOOLS AND COVERED
22 CHILDCARE FACILITIES.—

23 (1) IN GENERAL.—The Administrator shall con-
24 duct a national assessment of indoor air quality in

1 buildings used by local educational agencies and cov-
2 ered childcare facilities.

3 (2) ASSESSMENT CONTENTS.—The national as-
4 sessment under this section, including updates there-
5 to—

6 (A) shall include data and metrics, as de-
7 termined appropriate by the Administrator, to
8 track progress in, and challenges to, improving
9 the indoor air quality in buildings used by local
10 educational agencies and covered child care fa-
11 cilities;

12 (B) shall assess whether buildings used by
13 local educational agencies and covered childcare
14 facilities achieve acceptable indoor air quality
15 by meeting minimum ventilation rate require-
16 ments and other factors as set forth by widely
17 recognized best practices and standards, as de-
18 termined appropriate by the Administrator,
19 such as ANSI/ASHRAE Standard 62.1–2022,
20 Ventilation and Acceptable Indoor Air Quality;
21 and

22 (C) may be conducted through a survey, an
23 onsite representative sampling of buildings (ac-
24 counting for geography and building size, type,
25 and age), or other methods or combination of

1 methods determined appropriate by the Admin-
2 istrator to accurately assess the condition of
3 buildings used by local educational agencies and
4 covered childcare facilities throughout the
5 United States.

6 (3) ADVISORY GROUP.—

7 (A) ESTABLISHMENT.—The Administrator
8 shall establish an advisory group to provide
9 guidance and direction in the development of
10 the initial national assessment under this sub-
11 section.

12 (B) MEMBERS.—The advisory group under
13 subparagraph (A) shall include representatives
14 of—

15 (i) school administrators, teachers,
16 maintenance staff, and other people work-
17 ing in buildings described in paragraph
18 (1), labor organizations, childcare pro-
19 viders, and parents and caregivers; and

20 (ii) other interested parties, including
21 scientific and technical experts familiar
22 with indoor air contaminant exposures, ef-
23 fects, and controls.

24 (4) INITIAL ASSESSMENT; UPDATES.—

1 (A) INITIAL ASSESSMENT.—Not later than
2 3 years after the date of enactment of this Act,
3 the Administrator shall conduct the initial na-
4 tional assessment under paragraph (1).

5 (B) UPDATES.—Not less than five years
6 following the completion of the initial national
7 assessment under subparagraph (A), and each
8 five years thereafter, the Administrator shall
9 carry out an update of the previous national as-
10 sessment under this subsection, accounting
11 for—

12 (i) the number of schools certified
13 pursuant to subsection (c); and

14 (ii) changes in the guidelines, best
15 practices, and other support published by
16 the Administrator to improve indoor air
17 quality.

18 (5) REPORTS TO CONGRESS.—Upon completing
19 each national assessment under this subsection, the
20 Administrator shall—

21 (A) submit to the Congress a report on the
22 results of such assessment; and

23 (B) include in each such report such rec-
24 ommendations as the Administrator determines
25 to be appropriate for activities or programs to

1 reduce and avoid indoor air contaminants in
2 buildings used by local educational agencies and
3 covered childcare facilities.

4 (b) TECHNICAL ASSISTANCE AND OTHER SUP-
5 PORT.—

6 (1) IN GENERAL.—The Administrator shall de-
7 velop and promote guidance, best practices, technical
8 assistance, training, outreach, and other support to
9 improve indoor air quality in buildings used by a
10 local educational agency or a covered childcare facil-
11 ity.

12 (2) CONSIDERATIONS.—The Administrator
13 shall tailor guidance, best practices, technical assist-
14 ance, training, outreach, and other support under
15 paragraph (1) to the needs of—

16 (A) students;

17 (B) parents and caregivers;

18 (C) educators;

19 (D) childcare providers;

20 (E) maintenance staff and other employees
21 responsible for operating and maintaining build-
22 ings referred to in paragraph (1);

23 (F) Indian Tribes; and

24 (G) low-income and disadvantaged commu-
25 nities.

1 (c) HEALTHY SCHOOL CERTIFICATION.—The Ad-
2 ministrator shall ensure that at least one type of certifi-
3 cation carried out or recognized pursuant to section 7 is
4 applicable to buildings used by local educational agencies
5 and covered childcare facilities.

6 (d) INTERAGENCY COORDINATION.—The Adminis-
7 trator shall coordinate with the Secretary of Education,
8 the Secretary of Energy, the Secretary of Health and
9 Human Services, the Secretary of Labor, and the heads
10 of other relevant Federal agencies, to ensure that any Fed-
11 eral assistance made available to local educational agen-
12 cies or covered childcare facilities for building construc-
13 tion, alteration, repair, and maintenance is consistent with
14 any guidance and best practices developed by the Adminis-
15 trator under this Act.

16 **SEC. 10. RELATION TO OTHER LAW.**

17 (a) GENERAL AUTHORITY.—Nothing in this Act shall
18 be construed, interpreted, or applied to preempt, displace,
19 or supplant any other State or Federal law, whether statu-
20 tory or common, or any local ordinance.

21 (b) OCCUPATIONAL SAFETY AND HEALTH.—In exer-
22 cising any authority under this Act, the Administrator
23 shall not, for purposes of section 4(b)(1) of the Occupa-
24 tional Safety and Health Act of 1970 (29 U.S.C.
25 653(b)(1)), be considered to be exercising statutory au-

1 thority to prescribe or enforce standards or regulations af-
2 fecting occupational safety or health.

3 **SEC. 11. AUTHORIZATION OF APPROPRIATIONS.**

4 There is authorized to be appropriated \$100,000,000
5 for each of fiscal years 2026 through 2030 to carry out
6 this Act (other than section 5).

