

119TH CONGRESS
1ST SESSION

H. R. 6345

To require the Secretary of Housing and Urban Development to establish Federal guidelines for point-access block buildings, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 1, 2025

Mr. TORRES of New York (for himself and Mr. LAWLER) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To require the Secretary of Housing and Urban Development to establish Federal guidelines for point-access block buildings, 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 “Point-Access Housing
5 Guidelines Act of 2025”.

6 **SEC. 2. FEDERAL GUIDELINES FOR POINT-ACCESS BLOCK**
7 **BUILDINGS.**

8 (a) IN GENERAL.—Not later than 18 months after
9 the date of enactment of this section, the Secretary of
10 Housing and Urban Development shall issue guidelines to

1 provide States, territories, Tribes, and localities with
2 model code language, best practices, and technical guid-
3 ance that could be used to facilitate the permitting of
4 point-access block residential buildings.

5 (b) CONTENTS.—When developing the guidelines
6 under subsection (a), the Secretary shall consider—

7 (1) fire safety considerations, including sprin-
8 kler coverage, smoke detection, ventilation, and
9 building egress performance;

10 (2) construction costs and impacts on housing
11 affordability, including the potential for increasing
12 housing supply in high-cost jurisdictions;

13 (3) flexibility for diverse consumer needs, in-
14 cluding family sizes, unit configurations, and acces-
15 sibility;

16 (4) examples from jurisdictions that have
17 adopted or considered single-stair codes, including
18 States, cities, and relevant international standards;

19 (5) research and model language produced by
20 organizations focused on point-access block building
21 design and building-code reform;

22 (6) consultation with experts, including devel-
23 opers, architects, fire marshals, researchers, econo-
24 mists, housing authorities, and officials in States
25 that have enacted or piloted single-stair reforms; and

1 (7) alternative methods of compliance, incor-
2 porating options that utilize additional passive or ac-
3 tive safety features.

4 (c) COORDINATION WITH THE INTERNATIONAL
5 CODE COUNCIL.—The Secretary shall coordinate with the
6 International Code Council to encourage the incorporation
7 of provisions about point-access block buildings into the
8 International Building Code.

9 (d) GRANTS.—The Secretary may award competitive
10 grants to eligible entities to implement pilot projects that
11 evaluate, demonstrate, or validate the safety, feasibility,
12 or cost-effectiveness of point-access block residential build-
13 ings.

14 (e) RULE OF CONSTRUCTION.—Nothing in this sec-
15 tion may be construed to preempt a State or local building
16 code.

17 (f) DEFINITIONS.—In this section:

18 (1) POINT-ACCESS BLOCK BUILDING.—The
19 term “point-access block building” means a Group
20 R–2 occupancy residential structure, as such term is
21 defined by the International Building Code, in which
22 a single internal stairway provides access and egress
23 for all dwelling units in a building that is not great-
24 er than five stories in height.

1 (2) ELIGIBLE ENTITIES.—The term “eligible
2 entity” means a State, unit of local government,
3 Tribal government, public housing agency, nonprofit
4 housing or community development organization,
5 private developer or construction firm, qualified de-
6 sign or engineering firm, academic or research insti-
7 tution, or any partnership or consortium composed
8 of 2 or more such entities.

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