

**AMENDMENT IN THE NATURE OF A SUBSTITUTE
TO H.R. 7981
OFFERED BY MS. DEAN OF PENNSYLVANIA**

Strike all after the enacting clause and insert the following:

1 SECTION 1. SHORT TITLE.

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

4 SEC. 2. SMOKE ALARMS IN FEDERALLY ASSISTED HOUSING.

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

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

11 “(9) QUALIFYING SMOKE ALARMS.—

12 “(A) IN GENERAL.—Each public housing
13 agency shall ensure that a qualifying smoke
14 alarm is installed in accordance with applicable
15 codes and standards published by the Inter-
16 national Code Council or the National Fire Pro-
17 tection Association and the requirements of the
18 National Fire Protection Association Standard

1 72, or any successor standard, in each level and
2 in or near each sleeping area in any dwelling
3 unit in public housing owned or operated by the
4 public housing agency, including in basements
5 but excepting crawl spaces and unfinished at-
6 tics, and in each common area in a project con-
7 taining such a dwelling unit.

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

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

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

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

23 “(aa) hardwired; or

1 “(bb) uses 10-year non re-
2 chargeable, nonreplaceable pri-
3 mary batteries and—

4 “(AA) is sealed;

5 “(BB) is tamper resist-
6 ant;

7 “(CC) contains silene-
8 ing means; and

9 “(DD) provides notifi-
10 cation for persons with hear-
11 ing loss as required by the
12 National Fire Protection As-
13 sociation Standard 72, or
14 any successor standard; or

15 “(II) in the case of a dwelling
16 unit built or substantially rehabili-
17 tated after the date of enactment of
18 this paragraph, is hardwired.”; and

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

20 (A) by inserting after subsection (k) the
21 following:

22 “(l) QUALIFYING SMOKE ALARMS.—

23 “(1) IN GENERAL.—Each owner of a dwelling
24 unit receiving project-based assistance under this
25 section shall ensure that qualifying smoke alarms

1 are installed in accordance with applicable codes and
2 standards published by the International Code Coun-
3 cil or the National Fire Protection Association and
4 the requirements of the National Fire Protection As-
5 sociation Standard 72, or any successor standard, in
6 each level and in or near each sleeping area in such
7 dwelling unit, including in basements but excepting
8 crawl spaces and unfinished attics, and in each com-
9 mon area in a project containing such a dwelling
10 unit.

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

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

18 “(B) QUALIFYING SMOKE ALARM DE-
19 FINED.—The term ‘qualifying smoke alarm’
20 means a smoke alarm that—

21 “(i) in the case of a dwelling unit
22 built before the date of enactment of this
23 paragraph and not substantially rehabili-
24 tated after the date of enactment of this
25 paragraph is—

1 “(I) hardwired; or

2 “(II) uses 10-year non recharge-
3 able, nonreplaceable primary batteries
4 and—

5 “(aa) is sealed;

6 “(bb) is tamper resistant;

7 “(cc) contains silencing
8 means; and

9 “(dd) provides notification
10 for persons with hearing loss as
11 required by the National Fire
12 Protection Association Standard
13 72, or any successor standard; or

14 “(ii) in the case of a dwelling unit
15 built or substantially rehabilitated after the
16 date of enactment of this paragraph, is
17 hardwired.”; and

18 (B) in subsection (o), by adding at the end
19 the following:

20 “(22) QUALIFYING SMOKE ALARMS.—

21 “(A) IN GENERAL.—Each dwelling unit re-
22 ceiving tenant-based assistance or project-based
23 assistance under this subsection shall have a
24 qualifying smoke alarm installed in accordance
25 with applicable codes and standards published

1 by the International Code Council or the Na-
2 tional Fire Protection Association and the re-
3 quirements of the National Fire Protection As-
4 sociation Standard 72, or any successor stand-
5 ard, in each level and in or near each sleeping
6 area in such dwelling unit, including in base-
7 ments but excepting crawl spaces and unfin-
8 ished attics, and in each common area in a
9 project containing such a dwelling unit.

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

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

17 “(ii) QUALIFYING SMOKE ALARM DE-
18 FINED.—The term ‘qualifying smoke
19 alarm’ means a smoke alarm that—

20 “(I) in the case of a dwelling unit
21 built before the date of enactment of
22 this paragraph and not substantially
23 rehabilitated after the date of enact-
24 ment of this paragraph is—

25 “(aa) hardwired; or

1 “(bb) uses 10-year non re-
2 chargeable, nonreplaceable pri-
3 mary batteries and—

4 “(AA) is sealed;

5 “(BB) is tamper resist-
6 ant;

7 “(CC) contains silene-
8 ing means; and

9 “(DD) provides notifi-
10 cation for persons with hear-
11 ing loss as required by the
12 National Fire Protection As-
13 sociation Standard 72, or
14 any successor standard; or

15 “(II) in the case of a dwelling
16 unit built or substantially rehabili-
17 tated after the date of enactment of
18 this paragraph, is hardwired.”.

19 (b) SUPPORTIVE HOUSING FOR THE ELDERLY.—
20 Section 202(j) of the Housing Act of 1959 (12 U.S.C.
21 1701q(j)) is amended by adding at the end the following:

22 “(10) QUALIFYING SMOKE ALARMS.—

23 “(A) IN GENERAL.—Each owner of a
24 dwelling unit assisted under this section shall
25 ensure that qualifying smoke alarms are in-

1 stalled in accordance with the requirements of
2 applicable codes and standards and the Na-
3 tional Fire Protection Association Standard 72,
4 or any successor standard, in each level and in
5 or near each sleeping area in such dwelling
6 unit, including in basements but excepting
7 crawl spaces and unfinished attics, and in each
8 common area in a project containing such a
9 dwelling unit.

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

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

17 “(ii) QUALIFYING SMOKE ALARM DE-
18 FINED.—The term ‘qualifying smoke
19 alarm’ means a smoke alarm that—

20 “(I) in the case of a dwelling unit
21 built before the date of enactment of
22 this paragraph and not substantially
23 rehabilitated after the date of enact-
24 ment of this paragraph is—

25 “(aa) hardwired; or

1 “(bb) uses 10-year non re-
2 chargeable, nonreplaceable pri-
3 mary batteries and—

4 “(AA) is sealed;

5 “(BB) is tamper resist-
6 ant;

7 “(CC) contains silene-
8 ing means; and

9 “(DD) provides notifi-
10 cation for persons with hear-
11 ing loss as required by the
12 National Fire Protection As-
13 sociation Standard 72, or
14 any successor standard; or

15 “(II) in the case of a dwelling
16 unit built or substantially rehabili-
17 tated after the date of enactment of
18 this paragraph, is hardwired.”.

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

23 “(8) QUALIFYING SMOKE ALARMS.—

24 “(A) IN GENERAL.—Each dwelling unit as-
25 sisted under this section shall contain qualifying

1 smoke alarms that are installed in accordance
2 with applicable codes and standards published
3 by the International Code Council or the Na-
4 tional Fire Protection Association and the re-
5 quirements of the National Fire Protection As-
6 sociation Standard 72, or any successor stand-
7 ard, in each level and in or near each sleeping
8 area in such dwelling unit, including in base-
9 ments but excepting crawl spaces and unfin-
10 ished attics, and in each common area in a
11 project containing such a dwelling unit.

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

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

19 “(ii) QUALIFYING SMOKE ALARM DE-
20 FINED.—The term ‘qualifying smoke
21 alarm’ means a smoke alarm that—

22 “(I) in the case of a dwelling unit
23 built before the date of enactment of
24 this paragraph and not substantially

1 rehabilitated after the date of enact-
2 ment of this paragraph is—

3 “(aa) hardwired; or

4 “(bb) uses 10-year non re-
5 chargeable, nonreplaceable pri-
6 mary batteries and—

7 “(AA) is sealed;

8 “(BB) is tamper resist-
9 ant;

10 “(CC) contains silene-
11 ing means; and

12 “(DD) provides notifi-
13 cation for persons with hear-
14 ing loss as required by the
15 National Fire Protection As-
16 sociation Standard 72, or
17 any successor standard; or

18 “(II) in the case of a dwelling
19 unit built or substantially rehabili-
20 tated after the date of enactment of
21 this paragraph, is hardwired.”.

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

1 “(j) QUALIFYING SMOKE ALARMS.—

2 “(1) IN GENERAL.—Each dwelling unit assisted
3 under this subtitle shall contain qualifying smoke
4 alarms that are installed in accordance with applica-
5 ble codes and standards published by the Inter-
6 national Code Council or the National Fire Protec-
7 tion Association and the requirements of the Na-
8 tional Fire Protection Association Standard 72, or
9 any successor standard, in each level and in or near
10 each sleeping area in such dwelling unit, including in
11 basements but excepting crawl spaces and unfinished
12 attics, and in each common area in a project con-
13 taining such a dwelling unit.

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

16 “(A) SMOKE ALARM DEFINED.—The term
17 ‘smoke alarm’ has the meaning given the term
18 ‘smoke detector’ in section 29(d) of the Federal
19 Fire Prevention and Control Act of 1974 (15
20 U.S.C. 2225(d)).

21 “(B) QUALIFYING SMOKE ALARM DE-
22 FINED.—The term ‘qualifying smoke alarm’
23 means a smoke alarm that—

24 “(i) in the case of a dwelling unit
25 built before the date of enactment of this

1 subsection and not substantially rehabili-
2 tated after the date of enactment of this
3 subsection is—

4 “(I) hardwired; or

5 “(II) uses 10-year non recharge-
6 able, nonreplaceable primary batteries
7 and—

8 “(aa) is sealed;

9 “(bb) is tamper resistant;

10 “(cc) contains silencing
11 means; and

12 “(dd) provides notification
13 for persons with hearing loss as
14 required by the National Fire
15 Protection Association Standard
16 72, or any successor standard; or

17 “(ii) in the case of a dwelling unit
18 built or substantially rehabilitated after the
19 date of enactment of this subsection, is
20 hardwired.”.

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

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

25 “(k) QUALIFYING SMOKE ALARMS.—

1 “(1) IN GENERAL.—Housing and related facili-
2 ties constructed with loans under this section shall
3 contain qualifying smoke alarms that are installed in
4 accordance with applicable codes and standards pub-
5 lished by the International Code Council or the Na-
6 tional Fire Protection Association and the require-
7 ments of the National Fire Protection Association
8 Standard 72, or any successor standard, in each
9 level and in or near each sleeping area in such dwell-
10 ing unit, including in basements but excepting crawl
11 spaces and unfinished attics, and in each common
12 area in a project containing such a dwelling unit.

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

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

20 “(B) QUALIFYING SMOKE ALARM DE-
21 FINED.—The term ‘qualifying smoke alarm’
22 means a smoke alarm that—

23 “(i) in the case of a dwelling unit
24 built before the date of enactment of this
25 subsection and not substantially rehabili-

1 tated after the date enactment of this sub-
2 section is—

3 “(I) hardwired; or

4 “(II) uses 10-year non recharge-
5 able, nonreplaceable primary batteries
6 and—

7 “(aa) is sealed;

8 “(bb) is tamper resistant;

9 “(cc) contains silencing
10 means; and

11 “(dd) provides notification
12 for persons with hearing loss as
13 required by the National Fire
14 Protection Association Standard
15 72, or any successor standard; or

16 “(ii) in the case of a dwelling unit
17 built or substantially rehabilitated after the
18 date of enactment of this subsection, is
19 hardwired.”; and

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

22 “(3) QUALIFYING SMOKE ALARMS.—

23 “(A) IN GENERAL.—Housing and related facili-
24 ties rehabilitated or repaired with amounts received
25 under a loan made or insured under this section

1 shall contain qualifying smoke alarms that are in-
2 stalled in accordance with applicable codes and
3 standards published by the International Code Coun-
4 cil or the National Fire Protection Association and
5 the requirements of the National Fire Protection As-
6 sociation Standard 72, or any successor standard, in
7 each level and in or near each sleeping area in such
8 dwelling unit, including in basements but excepting
9 crawl spaces and unfinished attics, and in each com-
10 mon area in a project containing such a dwelling
11 unit.

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

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

19 “(ii) QUALIFYING SMOKE ALARM DE-
20 FINED.—The term ‘qualifying smoke alarm’
21 means a smoke alarm that—

22 “(I) in the case of a dwelling unit
23 built before the date of enactment of this
24 paragraph and not substantially rehabili-

1 tated after the date of enactment of this
2 paragraph is—

3 “(aa) hardwired; or

4 “(bb) uses 10-year non recharge-
5 able, nonreplaceable primary batteries
6 and—

7 “(AA) is sealed;

8 “(BB) is tamper resistant;

9 “(CC) contains silencing
10 means; and

11 “(DD) provides notification
12 for persons with hearing loss as
13 required by the National Fire
14 Protection Association Standard
15 72, or any successor standard; or

16 “(II) in the case of a dwelling unit
17 built or substantially rehabilitated after the
18 date of enactment of this paragraph, is
19 hardwired.”.

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

23 (1) in subsection (c)—

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

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

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

4 “(4) that such housing shall contain qualifying
5 smoke alarms that are installed in accordance with
6 applicable codes and standards published by the
7 International Code Council or the National Fire
8 Protection Association and the requirements of the
9 National Fire Protection Association Standard 72,
10 or any successor standard, in each level and in or
11 near each sleeping area in such dwelling unit, in-
12 cluding in basements but excepting crawl spaces and
13 unfinished attics, and in each common area in a
14 project containing such a dwelling unit.”; and

15 (2) in subsection (g)—

16 (A) in paragraph (3) by striking “and” at
17 the end;

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

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

21 “(4) the term ‘smoke alarm’ has the meaning
22 given the term ‘smoke detector’ in section 29(d) of
23 the Federal Fire Prevention and Control Act of
24 1974 (15 U.S.C. 2225(d)); and

1 “(5) the term ‘qualifying smoke alarm’ means
2 a smoke alarm that—

3 “(A) in the case of a dwelling unit built be-
4 fore the date of enactment of this paragraph
5 and not substantially rehabilitated after the
6 date of enactment of this paragraph is—

7 “(i) hardwired; or

8 “(ii) uses 10-year non rechargeable,
9 nonreplaceable primary batteries and—

10 “(I) is sealed;

11 “(II) is tamper resistant;

12 “(III) contains silencing means;

13 and

14 “(IV) provides notification for
15 persons with hearing loss as required
16 by the National Fire Protection Asso-
17 ciation Standard 72, or any successor
18 standard; or

19 “(B) in the case of a dwelling unit built or
20 substantially rehabilitated after the date of en-
21 actment of this paragraph, is hardwired.”.

22 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
23 authorized to be appropriated to carry out the amend-
24 ments made by this section such sums as are necessary
25 for each of fiscal years 2023 through 2027.

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

4 (i) NO PREEMPTION.—Nothing in the amendments
5 made by this section shall be construed to preempt or limit
6 the applicability of any State or local law relating to the
7 installation and maintenance of smoke alarms in housing
8 that requires standards that are more stringent than the
9 standards described in the amendments made by this sec-
10 tion.

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

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

19 (b) AUTHORIZATION OF APPROPRIATIONS.—There is
20 authorized to be appropriated to the Secretary of Housing
21 and Urban Development to carry out this section,
22 \$2,000,000 for fiscal year 2024.

