



(Original Signature of Member)

117TH CONGRESS
2D SESSION

H. R. _____

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

IN THE HOUSE OF REPRESENTATIVES

Ms. DEAN introduced the following bill; which was referred to the Committee
on _____

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

1 Housing Act of 1937 (42 U.S.C. 1437 et seq.) is amend-
2 ed—

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

5 “(9) QUALIFYING SMOKE ALARMS.—

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

5 (2) in section 8 (42 U.S.C. 1437f)—

6 (A) by inserting after subsection (k) the
7 following:

8 “(1) QUALIFYING SMOKE ALARMS.—

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

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

24 “(A) SMOKE ALARM DEFINED.—The term
25 ‘smoke alarm’ has the meaning given ‘smoke

1 detector' in section 29(d) of the Federal Fire
2 Prevention and Control Act of 1974 (15 U.S.C.
3 2225(d)).

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

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

12 “(I) hardwired; or

13 “(II) uses 10-year non recharge-
14 able, nonreplaceable primary batteries
15 and—

16 “(aa) is sealed;

17 “(bb) is tamper resistant;

18 “(cc) contains silencing
19 means; and

20 “(dd) provides notification
21 for persons with hearing loss as
22 required by the National Fire
23 Protection Association Standard
24 72 or any successor standard; or

1 “(ii) in the case of a dwelling unit
2 built or substantially rehabilitated after the
3 date of the enactment of this paragraph, is
4 hardwired.”; and

5 (B) in subsection (o), by adding at the end
6 the following:

7 “(22) QUALIFYING SMOKE ALARMS.—

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

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

24 “(i) SMOKE ALARM DEFINED.—The
25 term ‘smoke alarm’ has the meaning given

1 ‘smoke detector’ in section 29(d) of the
2 Federal Fire Prevention and Control Act
3 of 1974 (15 U.S.C. 2225(d)).

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

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

12 “(aa) hardwired; or

13 “(bb) uses 10-year non re-
14 chargeable, nonreplaceable pri-
15 mary batteries and—

16 “(AA) is sealed;

17 “(BB) is tamper resist-
18 ant;

19 “(CC) contains silene-
20 ing means; and

21 “(DD) provides notifi-
22 cation for persons with hear-
23 ing loss as required by the
24 National Fire Protection As-

1 society Standard 72 or
2 any successor standard; or
3 “(II) in the case of a dwelling
4 unit built or substantially rehabili-
5 tated after the date of the enactment
6 of this paragraph, is hardwired.”.

7 (b) SUPPORTIVE HOUSING FOR THE ELDERLY.—
8 Section 202(j) of the Housing Act of 1959 (12 U.S.C.
9 1701q(j)) is amended by adding at the end the following:

10 “(10) QUALIFYING SMOKE ALARMS.—

11 “(A) IN GENERAL.—Each owner of a
12 dwelling unit assisted under this section shall
13 ensure that qualifying smoke alarms are in-
14 stalled in accordance with the requirements of
15 applicable codes and standards and the Na-
16 tional Fire Protection Association Standard 72
17 or any successor standard in each level and in
18 or near each sleeping area in such dwelling
19 unit, including in basements but excepting
20 crawl spaces and unfinished attics, and in each
21 common area in a project containing such a
22 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 re-
16 chargeable, 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 (c) SUPPORTIVE HOUSING FOR PERSONS WITH DIS-
9 ABILITIES.—Section 811(j) of the Cranston-Gonzalez Na-
10 tional Affordable Housing Act (42 U.S.C. 8013(j)) is
11 amended by adding at the end the following:

12 “(8) QUALIFYING SMOKE ALARMS.—

13 “(A) IN GENERAL.—Each dwelling unit as-
14 sisted under this section shall contain qualifying
15 smoke alarms that are installed in accordance
16 with applicable codes and standards published
17 by the International Code Council or the Na-
18 tional Fire Protection Association and the re-
19 quirements of the National Fire Protection As-
20 sociation Standard 72 or any successor stand-
21 ard in each level and in or near each sleeping
22 area in such dwelling unit, including in base-
23 ments but excepting crawl spaces and unfin-
24 ished attics, and in each common area in a
25 project containing such a 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 re-
18 chargeable, 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 (d) HOUSING OPPORTUNITIES FOR PERSONS WITH
12 AIDS.—Section 856 of the Cranston-Gonzalez National
13 Affordable Housing Act (42 U.S.C. 12905) is amended by
14 adding at the end the following new subsection:

15 “(i) QUALIFYING SMOKE ALARMS.—

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

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

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

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

10 “(B) 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 the enactment of
15 this paragraph and not substantially reha-
16 bilitated after the date of this paragraph
17 is—

18 “(I) hardwired; or

19 “(II) uses 10-year non recharge-
20 able, nonreplaceable primary batteries
21 and—

22 “(aa) is sealed;

23 “(bb) is tamper resistant;

24 “(cc) contains silencing
25 means; and

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

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

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

14 “(j) QUALIFYING SMOKE ALARMS.—

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

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

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

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

10 “(B) 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 the enactment of
15 this paragraph and not substantially reha-
16 bilitated after the date of this paragraph
17 is—

18 “(I) hardwired; or

19 “(II) uses 10-year non recharge-
20 able, nonreplaceable primary batteries
21 and—

22 “(aa) is sealed;

23 “(bb) is tamper resistant;

24 “(cc) contains silencing
25 means; and

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

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

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

12 “(3) QUALIFYING SMOKE ALARMS.—

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

1 common area in a project containing such a
2 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 ‘smoke detector’ in section 29(d) of the
8 Federal Fire Prevention and Control Act
9 of 1974 (15 U.S.C. 2225(d)).

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

13 “(I) in the case of a dwelling unit
14 built before the date of the enactment
15 of this paragraph and not substan-
16 tially rehabilitated after the date of
17 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 means; and

2
3 “(DD) provides notification for persons with hearing loss as required by the
4 National Fire Protection Association Standard 72 or
5 any successor standard; or
6
7
8

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

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

16 (1) in subsection (c)—

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

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

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

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

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

8 (2) in subsection (g)—

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

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

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

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

18 “(5) the term ‘qualifying smoke alarm’ means
19 a smoke alarm that—

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

24 “(i) hardwired; or

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

3 “(I) is sealed;

4 “(II) is tamper resistant;

5 “(III) contains silencing means;

6 and

7 “(IV) provides notification for
8 persons with hearing loss as required
9 by the National Fire Protection Asso-
10 ciation Standard 72 or any successor
11 standard; or

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

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

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

22 (i) NO PREEMPTION.—Nothing in the amendments
23 made by this section shall be construed to preempt or limit
24 the applicability of any State or local law relating to the
25 installation and maintenance of smoke alarms in housing

1 that requires standards that are more stringent than the
2 standards described in the amendments made by this sec-
3 tion.

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

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

12 (b) AUTHORIZATION OF APPROPRIATIONS.—There is
13 authorized to be appropriated to the Secretary of Housing
14 and Urban Development to carry out this subsection,
15 \$2,000,000 for fiscal year 2023.