

[DISCUSSION DRAFT]

117TH CONGRESS
2^D SESSION

H. R. _____

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

IN THE HOUSE OF REPRESENTATIVES

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

A BILL

To require qualifying smoke detectors 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 “_____”
5 Act of 2022”.

6 **SEC. 2. SMOKE DETECTORS IN FEDERALLY ASSISTED**
7 **HOUSING.**

8 (a) PUBLIC HOUSING, TENANT-BASED ASSISTANCE,
9 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 DETECTORS.—

6 “(A) IN GENERAL.—Each public housing
7 agency shall ensure that a qualifying smoke de-
8 tector is installed in accordance with the re-
9 quirements of the National Fire Protection As-
10 sociation Standard 72 or any successor stand-
11 ard in each level and each sleeping area in any
12 dwelling unit in public housing owned or oper-
13 ated by the public housing agency, including in
14 basements but excepting crawl spaces and un-
15 finished attics.

16 “(B) QUALIFYING SMOKE DETECTOR DE-
17 FINED.—The term ‘qualifying smoke detector’
18 means a smoke detector that is—

19 “(i) sealed,

20 “(ii) tamper resistant,

21 “(iii) uses 10-year lithium batteries,

22 “(iv) contains hush features;

23 “(v) has an alarm system designed for
24 hearing-impaired persons as specified in
25 National Fire Protection Association

1 Standard 72 or any successor standard;
2 and

3 “(vi) in the case of a dwelling unit
4 built or substantially renovated after the
5 date of the enactment of this paragraph,
6 hardwired.”; and

7 (2) in section 8 (42 U.S.C. 1437f)—

8 (A) by inserting after subsection (j) the
9 following:

10 “(1) QUALIFYING SMOKE DETECTORS.—

11 “(1) IN GENERAL.—Each owner of a dwelling
12 unit receiving project-based assistance under this
13 section shall ensure that qualifying smoke detectors
14 are installed in accordance with the requirements of
15 the National Fire Protection Association Standard
16 72 or any successor standard in each level and each
17 sleeping area in such dwelling unit including in base-
18 ments but excepting crawl spaces and unfinished at-
19 tics.

20 “(2) QUALIFYING SMOKE DETECTOR DE-
21 FINED.—The term ‘qualifying smoke detector’
22 means a smoke detector that is—

23 “(A) sealed,

24 “(B) tamper resistant,

25 “(C) uses 10-year lithium batteries,

1 “(D) contains hush features;

2 “(E) has an alarm system designed for
3 hearing-impaired persons as specified in Na-
4 tional Fire Protection Association Standard 72
5 or any successor standard; and

6 “(F) in the case of a dwelling unit built or
7 substantially renovated after the date of the en-
8 actment of this paragraph, hardwired.”; and

9 (B) in subsection (o), by adding at the end
10 the following:

11 “(22) QUALIFYING SMOKE DETECTORS.—

12 “(A) IN GENERAL.—Each dwelling unit re-
13 ceiving tenant-based assistance or project-based
14 assistance under this subsection shall have a
15 qualifying smoke detector installed in accord-
16 ance with the requirements of the National Fire
17 Protection Association Standard 72 or any suc-
18 cessor standard in each level and each sleeping
19 area in such dwelling unit including in base-
20 ments but excepting crawl spaces and unfin-
21 ished attics.

22 “(B) QUALIFYING SMOKE DETECTOR DE-
23 FINED.—The term ‘qualifying smoke detector’
24 means a smoke detector that is—

25 “(i) sealed,

1 “(ii) tamper resistant,
2 “(iii) uses 10-year lithium batteries,
3 “(iv) contains hush features;
4 “(v) has an alarm system designed for
5 hearing-impaired persons as specified in
6 National Fire Protection Association
7 Standard 72 or any successor standard;
8 and
9 “(vi) in the case of a dwelling unit
10 built or substantially renovated after the
11 date of the enactment of this paragraph,
12 hardwired.”.

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

16 “(10) QUALIFYING SMOKE DETECTORS.—

17 “(A) IN GENERAL.—Each owner of a
18 dwelling unit assisted under this section shall
19 ensure that qualifying smoke detectors are in-
20 stalled in accordance with the requirements of
21 the National Fire Protection Association Stand-
22 ard 72 or any successor standard in each level
23 and each sleeping area in such dwelling unit in-
24 cluding in basements but excepting crawl spaces
25 and unfinished attics.

1 “(B) QUALIFYING SMOKE DETECTOR DE-
2 FINED.—The term ‘qualifying smoke detector’
3 means a smoke detector that is—

4 “(i) sealed,

5 “(ii) tamper resistant,

6 “(iii) uses 10-year lithium batteries,

7 “(iv) contains hush features;

8 “(v) has an alarm system designed for
9 hearing-impaired persons as specified in
10 National Fire Protection Association
11 Standard 72 or any successor standard;
12 and

13 “(vi) in the case of a dwelling unit
14 built or substantially renovated after the
15 date of the enactment of this paragraph,
16 hardwired.”.

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

21 “(8) QUALIFYING SMOKE DETECTORS.—

22 “(A) IN GENERAL.—Each dwelling unit as-
23 sisted under this section shall contain qualifying
24 smoke detectors that are installed in accordance
25 with the requirements of the National Fire Pro-

1 tection Association Standard 72 or any suc-
2 cessor standard in each level and each sleeping
3 area in such dwelling unit including in base-
4 ments but excepting crawl spaces and unfin-
5 ished attics.

6 “(B) QUALIFYING SMOKE DETECTOR DE-
7 FINED.—The term ‘qualifying smoke detector’
8 means a smoke detector that is—

9 “(i) sealed,

10 “(ii) tamper resistant,

11 “(iii) uses 10-year lithium batteries,

12 “(iv) contains hush features;

13 “(v) has an alarm system designed for
14 hearing-impaired persons as specified in
15 National Fire Protection Association
16 Standard 72 or any successor standard;
17 and

18 “(vi) in the case of a dwelling unit
19 built or substantially renovated after the
20 date of the enactment of this paragraph,
21 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 “(i) QUALIFYING SMOKE DETECTORS.—

2 “(1) IN GENERAL.—Each dwelling unit assisted
3 under this subtitle shall contain qualifying smoke de-
4 tectors that are installed in accordance with the re-
5 quirements of the National Fire Protection Associa-
6 tion Standard 72 or any successor standard in each
7 level and each sleeping area in such dwelling unit in-
8 cluding in basements but excepting crawl spaces and
9 unfinished attics.

10 “(2) QUALIFYING SMOKE DETECTOR DE-
11 FINED.—The term ‘qualifying smoke detector’
12 means a smoke detector that is—

13 “(A) sealed,

14 “(B) tamper resistant,

15 “(C) uses 10-year lithium batteries,

16 “(D) contains hush features;

17 “(E) has an alarm system designed for
18 hearing-impaired persons as specified in Na-
19 tional Fire Protection Association Standard 72
20 or any successor standard; and

21 “(F) in the case of a dwelling unit built or
22 substantially renovated after the date of the en-
23 actment of this paragraph, hardwired.”.

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

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

3 “(j) QUALIFYING SMOKE DETECTORS.—

4 “(1) IN GENERAL.—Housing and related facili-
5 ties constructed with loans under this section shall
6 contain qualifying smoke detectors that are installed
7 in accordance with the requirements of the National
8 Fire Protection Association Standard 72 or any suc-
9 cessor standard in each level and each sleeping area
10 in such dwelling unit including in basements but ex-
11 cepting crawl spaces and unfinished attics.

12 “(2) QUALIFYING SMOKE DETECTOR DE-
13 FINED.—The term ‘qualifying smoke detector’
14 means a smoke detector that is—

15 “(A) sealed,

16 “(B) tamper resistant,

17 “(C) uses 10-year lithium batteries,

18 “(D) contains hush features;

19 “(E) has an alarm system designed for
20 hearing-impaired persons as specified in Na-
21 tional Fire Protection Association Standard 72
22 or any successor standard; and

23 “(F) in the case of a housing and related
24 facilities constructed after the date of the en-
25 actment of this paragraph, hardwired.”; and

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

3 “(3) QUALIFYING SMOKE DETECTORS.—

4 “(A) IN GENERAL.—Housing and related
5 facilities rehabilitated or repaired with amounts
6 received under a loan made or insured under
7 this section shall contain qualifying smoke de-
8 tectors that are installed in accordance with the
9 requirements of the National Fire Protection
10 Association Standard 72 or any successor
11 standard in each level and each sleeping area in
12 such dwelling unit including in basements but
13 excepting crawl spaces and unfinished attics.

14 “(B) QUALIFYING SMOKE DETECTOR DE-
15 FINED.—The term ‘qualifying smoke detector’
16 means a smoke detector that is—

17 “(i) sealed,

18 “(ii) tamper resistant,

19 “(iii) uses 10-year lithium batteries,

20 “(iv) contains hush features;

21 “(v) has an alarm system designed for
22 hearing-impaired persons as specified in
23 National Fire Protection Association
24 Standard 72 or any successor standard;
25 and

1 “(vi) in the case of housing and re-
2 lated facilities rehabilitated or repaired
3 after the date of the enactment of this
4 paragraph, hardwired.”.

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

8 (1) in subsection (c)—

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

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

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

14 “(4) that such housing shall contain qualifying
15 smoke detectors that are installed in accordance with
16 the requirements of the National Fire Protection As-
17 sociation Standard 72 or any successor standard in
18 each level and each sleeping area in such dwelling
19 unit including in basements but excepting crawl
20 spaces and unfinished attics.”; and

21 (2) in subsection (g)—

22 (A) in paragraph (3) by striking “and” at
23 the end;

24 (B) in paragraph (4), by striking the pe-
25 riod at the end and inserting “; and”; and

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

2 “(5) the term ‘qualifying smoke detector’ means
3 a smoke detector that is—

4 “(A) sealed;

5 “(B) tamper resistant;

6 “(C) uses 10-year lithium batteries;

7 “(D) contains hush features;

8 “(E) has an alarm system designed for
9 hearing-impaired persons as specified in Na-
10 tional Fire Protection Association Standard 72
11 or any successor standard; and

12 “(F) in the case of housing and related fa-
13 cilities rehabilitated or repaired after the date
14 of the enactment of this paragraph,
15 hardwired.”.

16 (g) EFFECTIVE DATE.—The amendments made by
17 subsections (a) through (f) shall take effect on the date
18 that is 1 year after the date of enactment of this Act.

19 (h) NO PREEMPTION.—Nothing in the amendments
20 made by this section shall be construed to preempt or limit
21 the applicability of any State or local law relating to the
22 installation and maintenance of smoke detectors in hous-
23 ing that requires standards that are more stringent than
24 the standards described in the amendments made by this
25 section.

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

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

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