

116TH CONGRESS
1ST SESSION

H. R. 1690

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 11, 2019

Received; read twice and referred to the Committee on Banking, Housing, and
Urban Affairs

AN ACT

To require carbon monoxide alarms or 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Carbon Monoxide
3 Alarms Leading Every Resident To Safety Act of 2019”
4 or the “CO ALERTS Act of 2019”.

5 **SEC. 2. FINDINGS.**

6 Congress finds that—

7 (1) carbon monoxide alarms are not required by
8 federally assisted housing programs, when not re-
9 quired by State or local codes;

10 (2) numerous federally assisted housing resi-
11 dents have lost their lives due to carbon monoxide
12 poisoning;

13 (3) the effects of carbon monoxide poisoning
14 occur immediately and can result in death in a mat-
15 ter of minutes;

16 (4) carbon monoxide exposure can cause perma-
17 nent brain damage, life-threatening cardiac com-
18 plications, fetal death or miscarriage, and death,
19 among other harmful health conditions;

20 (5) carbon monoxide poisoning is especially
21 dangerous for unborn babies, children, elderly indi-
22 viduals, and individuals with cardiovascular disease,
23 among others with chronic health conditions;

24 (6) the majority of the 4,600,000 families re-
25 ceiving Federal housing assistance are families with
26 young children, elderly individuals, or individuals

1 with disabilities, making them especially vulnerable
2 to carbon monoxide poisoning;

3 (7) more than 400 people die and 50,000 addi-
4 tional people visit the emergency room annually as
5 a result of carbon monoxide poisoning;

6 (8) carbon monoxide poisoning is entirely pre-
7 ventable and early detection is possible with the use
8 of carbon monoxide alarms;

9 (9) the Centers for Disease Control and Preven-
10 tion warns that carbon monoxide poisoning is en-
11 tirely preventable and recommends the installation
12 of carbon monoxide alarms;

13 (10) the Office of Lead Hazard Control and
14 Healthy Homes of the Department of Housing and
15 Urban Development recommends the installation of
16 carbon monoxide alarms as a best practice to keep
17 families and individuals safe and to protect health;
18 and

19 (11) in order to safeguard the health and well-
20 being of tenants in federally assisted housing, the
21 Federal Government should consider best practices
22 for primary prevention of carbon monoxide-related
23 incidents.

1 **SEC. 3. CARBON MONOXIDE ALARMS OR DETECTORS IN**
2 **FEDERALLY ASSISTED HOUSING.**

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

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

9 “(8) CARBON MONOXIDE ALARMS.—Each public
10 housing agency shall ensure that carbon monoxide
11 alarms or detectors are installed in each dwelling
12 unit in public housing owned or operated by the
13 public housing agency in a manner that meets or ex-
14 ceeds—

15 “(A) the standards described in chapters 9
16 and 11 of the 2018 publication of the Inter-
17 national Fire Code, as published by the Inter-
18 national Code Council; or

19 “(B) any other standards as may be adopt-
20 ed by the Secretary, including any relevant up-
21 dates to the International Fire Code, through a
22 notice published in the Federal Register.”; and
23 (2) in section 8 (42 U.S.C. 1437f)—

24 (A) by inserting after subsection (i) the
25 following:

1 “(j) CARBON MONOXIDE ALARMS.—Each owner of a
2 dwelling unit receiving project-based assistance under this
3 section shall ensure that carbon monoxide alarms or detec-
4 tors are installed in the dwelling unit in a manner that
5 meets or exceeds—

6 “(1) the standards described in chapters 9 and
7 11 of the 2018 publication of the International Fire
8 Code, as published by the International Code Coun-
9 cil; or

10 “(2) any other standards as may be adopted by
11 the Secretary, including any relevant updates to the
12 International Fire Code, through a notice published
13 in the Federal Register.”; and

14 (B) in subsection (o), by adding at the end
15 the following:

16 “(21) CARBON MONOXIDE ALARMS.—Each
17 dwelling unit receiving tenant-based assistance or
18 project-based assistance under this subsection shall
19 have carbon monoxide alarms or detectors installed
20 in the dwelling unit in a manner that meets or ex-
21 ceeds—

22 “(A) the standards described in chapters 9
23 and 11 of the 2018 publication of the Inter-
24 national Fire Code, as published by the Inter-
25 national Code Council; or

1 “(B) any other standards as may be adopt-
2 ed by the Secretary, including any relevant up-
3 dates to the International Fire Code, through a
4 notice published in the Federal Register.”.

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

8 “(9) CARBON MONOXIDE ALARMS.—Each owner
9 of a dwelling unit assisted under this section shall
10 ensure that carbon monoxide alarms or detectors are
11 installed in the dwelling unit in a manner that meets
12 or exceeds—

13 “(A) the standards described in chapters 9
14 and 11 of the 2018 publication of the Inter-
15 national Fire Code, as published by the Inter-
16 national Code Council; or

17 “(B) any other standards as may be adopt-
18 ed by the Secretary, including any relevant up-
19 dates to the International Fire Code, through a
20 notice published in the Federal Register.”.

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

1 “(7) CARBON MONOXIDE ALARMS.—Each dwell-
2 ing unit assisted under this section shall contain in-
3 stalled carbon monoxide alarms or detectors that
4 meet or exceed—

5 “(A) the standards described in chapters 9
6 and 11 of the 2018 publication of the Inter-
7 national Fire Code, as published by the Inter-
8 national Code Council; or

9 “(B) any other standards as may be adopt-
10 ed by the Secretary, including any relevant up-
11 dates to the International Fire Code, through a
12 notice published in the Federal Register.”.

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

17 “(i) CARBON MONOXIDE ALARMS.—Each dwelling
18 unit assisted under this subtitle shall contain installed car-
19 bon monoxide alarms or detectors that meet or exceed—

20 “(1) the standards described in chapters 9 and
21 11 of the 2018 publication of the International Fire
22 Code, as published by the International Code Coun-
23 cil; or

24 “(2) any other standards as may be adopted by
25 the Secretary, including any relevant updates to the

1 International Fire Code, through a notice published
2 in the Federal Register.”.

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

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

7 “(j) Housing and related facilities constructed with
8 loans under this section shall contain installed carbon
9 monoxide alarms or detectors that meet or exceed—

10 “(1) the standards described in chapters 9 and
11 11 of the 2018 publication of the International Fire
12 Code, as published by the International Code Coun-
13 cil; or

14 “(2) any other standards as may be adopted by
15 the Secretary, in collaboration with the Secretary of
16 Housing and Urban Development, including any rel-
17 evant updates to the International Fire Code,
18 through a notice published in the Federal Register.”;
19 and

20 (2) in section 515 (42 U.S.C. 1485)—

21 (A) in subsection (m), by inserting “(1)”
22 before “The Secretary shall establish”; and

23 (B) by adding at the end the following:

24 “(2) Housing and related facilities rehabilitated or
25 repaired with amounts received under a loan made or in-

1 sured under this section shall contain installed carbon
2 monoxide alarms or detectors that meet or exceed—

3 “(A) the standards described in chapters 9 and
4 11 of the 2018 publication of the International Fire
5 Code, as published by the International Code Coun-
6 cil; or

7 “(B) any other standards as may be adopted by
8 the Secretary, in collaboration with the Secretary of
9 Housing and Urban Development, including any rel-
10 evant updates to the International Fire Code,
11 through a notice published in the Federal Register.”.

12 (f) GUIDANCE.—The Secretary of Housing and
13 Urban Development shall provide guidance to public hous-
14 ing agencies (as defined in section 3(b)(6) of the United
15 States Housing Act of 1937 (42 U.S.C. 1437a(b)(6)) on
16 how to educate tenants on health hazards in the home,
17 including to carbon monoxide poisoning, lead poisoning,
18 asthma induced by housing-related allergens, and other
19 housing-related preventable outcomes, to help advance pri-
20 mary prevention and prevent future deaths and other
21 harms.

22 (g) EFFECTIVE DATE.—The amendments made by
23 subsections (a) through (d) shall take effect on the date
24 that is 2 years after the date of enactment of this Act.

1 (h) AUTHORIZATION OF APPROPRIATIONS.—There is
2 authorized to be appropriated to carry out this Act,
3 \$101,400,000 per year for each of fiscal years 2020, 2021,
4 and 2022.

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

12 **SEC. 4. STUDY ON INCLUSION OF CARBON MONOXIDE**
13 **ALARMS OR DETECTORS IN OTHER UNITS.**

14 The Secretary of Housing and Urban Development,
15 in consultation with the Consumer Product Safety Com-
16 mission, shall conduct a study and issue a publicly avail-
17 able report on requiring carbon monoxide alarms or detec-
18 tors in federally assisted housing that is not covered in
19 the amendments made by section 3.

Passed the House of Representatives September 10,
2019.

Attest: CHERYL L. JOHNSON,
Clerk.