

116<sup>TH</sup> CONGRESS  
1<sup>ST</sup> SESSION

# H. R. 1690

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## 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:

*Clerk.*



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