

**Suspend the Rules and Pass the Bill, H. R. 1690, With an
Amendment**

**(The amendment strikes all after the enacting clause and inserts a
complete substitute text)**

116TH CONGRESS
1ST SESSION

H. R. 1690

To require carbon monoxide alarms or detectors in certain federally assisted
housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 12, 2019

Mr. GARCÍA of Illinois (for himself, Mr. CUNNINGHAM, Ms. MOORE, Ms. CLARKE of New York, Ms. VELÁZQUEZ, Mr. SEAN PATRICK MALONEY of New York, Mr. CLAY, Ms. TLAIB, Mr. CLYBURN, Ms. FUDGE, Mr. COHEN, and Mr. ROSE of New York) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

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,*

3 **SECTION 1. SHORT TITLE.**

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

1 **SEC. 2. FINDINGS.**

2 Congress finds that—

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

6 (2) numerous federally assisted housing resi-
7 dents have lost their lives due to carbon monoxide
8 poisoning;

9 (3) the effects of carbon monoxide poisoning
10 occur immediately and can result in death in a mat-
11 ter of minutes;

12 (4) carbon monoxide exposure can cause perma-
13 nent brain damage, life-threatening cardiac com-
14 plications, fetal death or miscarriage, and death,
15 among other harmful health conditions;

16 (5) carbon monoxide poisoning is especially
17 dangerous for unborn babies, children, elderly indi-
18 viduals, and individuals with cardiovascular disease,
19 among others with chronic health conditions;

20 (6) the majority of the 4,600,000 families re-
21 ceiving Federal housing assistance are families with
22 young children, elderly individuals, or individuals
23 with disabilities, making them especially vulnerable
24 to carbon monoxide poisoning;

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

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

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

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

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

22 **SEC. 3. CARBON MONOXIDE ALARMS OR DETECTORS IN**
23 **FEDERALLY ASSISTED HOUSING.**

24 (a) PUBLIC HOUSING, TENANT-BASED ASSISTANCE,
25 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 “(8) CARBON MONOXIDE ALARMS.—Each public
6 housing agency shall ensure that carbon monoxide
7 alarms or detectors are installed in each dwelling
8 unit in public housing owned or operated by the
9 public housing agency in a manner that meets or ex-
10 ceeds—

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

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

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

22 “(j) CARBON MONOXIDE ALARMS.—Each owner of a
23 dwelling unit receiving project-based assistance under this
24 section shall ensure that carbon monoxide alarms or detec-

1 tors are installed in the dwelling unit in a manner that
2 meets or exceeds—

3 “(1) 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 “(2) any other standards as may be adopted by
8 the Secretary, including any relevant updates to the
9 International Fire Code, through a notice published
10 in the Federal Register.”; and

11 (B) in subsection (o), by adding at the end
12 the following:

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

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

23 “(B) any other standards as may be adopt-
24 ed by the Secretary, including any relevant up-

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

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

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

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

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

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 “(7) CARBON MONOXIDE ALARMS.—Each dwell-
24 ing unit assisted under this section shall contain in-

1 stalled carbon monoxide alarms or detectors that
2 meet or exceed—

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

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

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

18 “(1) the standards described in chapters 9 and
19 11 of the 2018 publication of the International Fire
20 Code, as published by the International Code Coun-
21 cil; or

22 “(2) any other standards as may be adopted by
23 the Secretary, including any relevant updates to the
24 International Fire Code, through a notice published
25 in the Federal Register.”.

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

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

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

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

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

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

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

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

22 “(2) Housing and related facilities rehabilitated or
23 repaired with amounts received under a loan made or in-
24 sured under this section shall contain installed carbon
25 monoxide alarms or detectors that meet or exceed—

1 “(A) the standards described in chapters 9 and
2 11 of the 2018 publication of the International Fire
3 Code, as published by the International Code Council;
4 or

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

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

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

23 (h) AUTHORIZATION OF APPROPRIATIONS.—There is
24 authorized to be appropriated to carry out this Act,

1 \$101,400,000 per year for each of fiscal years 2020, 2021,
2 and 2022.

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

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

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