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(Original Signature of Member)

119TH CONGRESS
1ST SESSION

H. R. _____

To require the Secretary of Housing and Urban Development to establish
Federal guidelines for point-access block buildings, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mr. TORRES of New York introduced the following bill; which was referred
to the Committee on _____

A BILL

To require the Secretary of Housing and Urban Development
to establish Federal guidelines for point-access block
buildings, 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 “_____ Act of
5 2025”.

1 **SEC. 2. FEDERAL GUIDELINES FOR POINT-ACCESS BLOCK**
2 **BUILDINGS.**

3 (a) IN GENERAL.—Not later than 18 months after
4 the date of enactment of this section, the Secretary of
5 Housing and Urban Development shall issue guidelines to
6 provide States, territories, Tribes, and localities with
7 model code language, best practices, and technical guid-
8 ance that could be used to facilitate the permitting of
9 point-access block residential buildings.

10 (b) CONTENTS.—When developing the guidelines
11 under subsection (a), the Secretary shall consider—

12 (1) fire safety considerations, including sprin-
13 kler coverage, smoke detection, ventilation, and
14 building egress performance;

15 (2) construction costs and impacts on housing
16 affordability, including the potential for increasing
17 housing supply in high-cost jurisdictions;

18 (3) flexibility for diverse consumer needs, in-
19 cluding family sizes, unit configurations, and acces-
20 sibility;

21 (4) examples from jurisdictions that have
22 adopted or considered single-stair codes, including
23 States, cities, and relevant international standards;

24 (5) research and model language produced by
25 organizations focused on point-access block building
26 design and building-code reform;

1 (6) consultation with experts, including devel-
2 opers, architects, fire marshals, researchers, econo-
3 mists, housing authorities, and officials in States
4 that have enacted or piloted single-stair reforms; and

5 (7) alternative methods of compliance, incor-
6 porating options that utilize additional passive or ac-
7 tive safety features.

8 (c) COORDINATION WITH THE INTERNATIONAL
9 CODE COUNCIL.—The Secretary shall coordinate with the
10 International Code Council to encourage the incorporation
11 of provisions about point-access block buildings into the
12 International Building Code.

13 (d) GRANTS.—The Secretary may award competitive
14 grants to eligible entities to implement pilot projects that
15 evaluate, demonstrate, or validate the safety, feasibility,
16 or cost-effectiveness of point-access block residential build-
17 ings.

18 (e) RULE OF CONSTRUCTION.—Nothing in this sec-
19 tion may be construed to preempt a State or local building
20 code.

21 (f) DEFINITIONS.—In this section:

22 (1) POINT-ACCESS BLOCK BUILDING.—The
23 term “point-access block building” means a Group
24 R-2 occupancy residential structure, as such term is
25 defined by the International Building Code, in which

1 a single internal stairway provides access and egress
2 for all dwelling units in a building that is not great-
3 er than five stories in height.

4 (2) ELIGIBLE ENTITIES.—The term “eligible
5 entity” means a State, unit of local government,
6 Tribal government, public housing agency, nonprofit
7 housing or community development organization,
8 private developer or construction firm, qualified de-
9 sign or engineering firm, academic or research insti-
10 tution, or any partnership or consortium composed
11 of 2 or more such entities.