

116TH CONGRESS  
1ST SESSION

# S. 2160

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

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IN THE SENATE OF THE UNITED STATES

JULY 18, 2019

Mr. SCOTT of South Carolina (for himself and Mr. MENENDEZ) introduced  
the following bill; which was read twice and referred to the Committee  
on Banking, Housing, and Urban Affairs

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## A BILL

To require carbon monoxide alarms 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”.

7       **SEC. 2. FINDINGS.**

8       Congress finds that—

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

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

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

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

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

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

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

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

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

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

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

19                         **SEC. 3. CARBON MONOXIDE ALARMS IN FEDERALLY AS-**  
20                         **SISTED HOUSING.**

21                         (a) PUBLIC HOUSING, TENANT-BASED ASSISTANCE,  
22                         AND PROJECT-BASED ASSISTANCE.—The United States  
23                         Housing Act of 1937 (42 U.S.C. 1437 et seq.) is amend-  
24                         ed—

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

3                             “(8) CARBON MONOXIDE ALARMS.—Each public  
4 housing agency shall ensure that carbon monoxide  
5 alarms are installed in each dwelling unit in public  
6 housing owned or operated by the public housing  
7 agency in a manner that meets or exceeds—

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

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

17                             (A) by inserting after subsection (i) the  
18 following:

19                             “(j) CARBON MONOXIDE ALARMS.—Each owner of a  
20 dwelling unit receiving project-based assistance under this  
21 section shall ensure that carbon monoxide alarms are in-  
22 stalled in the dwelling unit in a manner that meets or ex-  
23 ceeds—

24                             “(1) the standards described in chapters 9 and  
25 11 of the 2018 publication of the International Fire

1       Code, as published by the International Code Coun-  
2       cil; or

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

7           (B) in subsection (o), by adding at the end  
8       the following:

9           “(21) CARBON MONOXIDE ALARMS.—Each  
10      dwelling unit receiving tenant-based assistance or  
11      project-based assistance under this subsection shall  
12      have carbon monoxide alarms installed in the dwell-  
13      ing unit in a manner that meets or exceeds—

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

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

22           (b) SUPPORTIVE HOUSING FOR THE ELDERLY.—  
23      Section 202(j) of the Housing Act of 1959 (12 U.S.C.  
24      1701q(j)) is amended by adding at the end the following:

1           “(9) CARBON MONOXIDE ALARMS.—Each owner  
2       of a dwelling unit assisted under this section shall  
3       ensure that carbon monoxide alarms are installed in  
4       the dwelling unit in a manner that meets or ex-  
5       ceeds—

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

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

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

18           “(7) CARBON MONOXIDE ALARMS.—Each dwell-  
19       ing unit assisted under this section shall contain in-  
20       stalled carbon monoxide alarms that meet or ex-  
21       ceed—

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 adopted  
2                 by the Secretary, including any relevant up-  
3                 dates to the International Fire Code, through a  
4                 notice published in the Federal Register.”.

5                 (d) RURAL HOUSING.—Title V of the Housing Act  
6                 of 1949 (42 U.S.C. 1471 et seq.) is amended—

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

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

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

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

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

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

24                 (g) AUTHORIZATION OF APPROPRIATIONS.—There is  
25                 authorized to be appropriated to implement the provisions

1 of this section such sums as may be necessary for each  
2 of fiscal years 2020 through 2024.

3 (h) 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 in housing that requires standards that are more stringent  
8 than the standards described in the amendments made by  
9 this section.

10 **SEC. 4. STUDY ON INCLUSION OF CARBON MONOXIDE  
11 ALARMS 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 in feder-  
16 ally assisted housing that is not covered in the amend-  
17 ments made by section 3.

