



21st Century ROAD to Housing Act

Title I, Section 102

Federal Guidelines for Point-Access Block Buildings

[Link to Section 102 Text](#)

SUMMARY

Section 102 requires HUD to publish guidelines and best practices related to point-access block buildings, defined here as: “a Group R-2 occupancy residential structure, as such term is defined by the International Building Code, in which a single internal stairway provides access and egress for all dwelling units in a building that is not greater than 6 stories in height.”

HUD may also establish a pilot grant program to demonstrate the benefits of the point-access block building model. States and other entities would be eligible to apply for these grants.

IMPLEMENTATION TIMELINE AND RESPONSIBILITIES

Subsection (a)

Within 18 months of enactment (January 11, 2028), the Secretary of HUD shall issue guidelines to provide States, territories, Tribes, and localities with model code language, best practices, and technical guidance that could be used to facilitate the permitting of point-access block residential buildings.

Subsection (c): Coordination with the International Code Council

The Secretary of HUD shall coordinate with the International Code Council (ICC) to encourage the ICC to incorporate provisions about point-access block buildings into the International Building Code.

Subsection (d): Grants

1. In General – The Secretary of HUD may establish a program to award competitive grants to eligible entities to implement pilot projects that evaluate, demonstrate, or validate the safety, feasibility, or cost-effectiveness of point-access block buildings.
2. Sunset – The program established under paragraph (1) shall terminate on the date that is 7 years after the date of enactment of this subsection (July 11, 2033).

GENERAL PROVISIONS

Subsection (b): Contents

When developing the guidelines under subsection (a), the Secretary of HUD shall consider:

1. Fire safety considerations, including sprinkler coverage, smoke detection, ventilation, and building egress performance;
2. Construction costs and potential impacts on housing affordability, including the potential for increasing housing supply in high-cost jurisdictions;



3. Flexibility for diverse consumer needs, including family sizes, unit configurations, and accessibility;
4. Examples of single-stair codes adopted or considered by States and cities in the United States;
5. Examples of single-stair codes used in relevant international standards;
6. Research and model language relating to single-stair codes produced by organizations that focus on point-access block building design and building-code reform;
7. Consulting with experts, including developers, architects, fire marshals, researchers, economists, housing authorities, and officials in States that have enacted or piloted single-stair codes; and
8. Alternative methods of safety compliance, including options that utilize additional passive or active safety features.

Subsection (e): Treatment of Projects

Projects assisted under this section shall be treated as projects assisted under the Community Development Block Grant program under title I of the Housing and Community Development Act of 1974 ([42 U.S.C. 5301](#) et seq.).

Subsection (f): Rule of Construction

Nothing in this section may be construed to preempt a State or local building code.

Subsection (g): Definitions

1. Eligible Entity - The term “eligible entity” means a State, unit of local government, Tribal Government, public housing agency, nonprofit housing organization, community development organization, private developer, construction firm, qualified design firm, engineering firm, academic institution, research institution, or any partnership or consortium comprised of 2 or more such types of entities.
2. Point-Access Block Building – The term “point-access block building” means a Group R-2 occupancy residential structure, as such term is defined by the International Building Code, in which a single internal stairway provides access and egress for all dwelling units in a building that is not greater than 6 stories in height.