

119TH CONGRESS
2D SESSION

H. R. 9564

To require the Comptroller General of the United States to conduct a study on the use of point-access block design for military construction projects, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 30, 2026

Mr. PETERS (for himself and Mr. LAWLER) introduced the following bill;
which was referred to the Committee on Armed Services

A BILL

To require the Comptroller General of the United States to conduct a study on the use of point-access block design for military construction projects, 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 “Military Housing Inno-
5 vation Act”.

1 **SEC. 2. STUDY ON UNIFIED FACILITIES CRITERIA GUIDE-**
2 **LINES RELATING TO MODEL HOUSING**
3 **CODES.**

4 (a) STUDY.—Not later than 18 months after the date
5 of enactment of this Act, the Comptroller General of the
6 United States, in coordination with the Director of the
7 National Institute of Standards and Technology, the Sec-
8 retary of Defense, and the Secretary of Housing and
9 Urban Development shall conduct a study that examines
10 the costs and benefits associated with revising the Unified
11 Facilities Criteria/DoD Building Code (UFC 1–200–01)
12 to allow the use of point-access block design for covered
13 projects.

14 (b) CONTENTS.—The study required by subsection
15 (a) shall—

16 (1) quantify, to the extent possible, how such a
17 revision would—

18 (A) increase the quality of available and
19 affordable military housing through the con-
20 struction of new military housing;

21 (B) have an effect on the rental housing
22 market located near military installations;

23 (C) result in a reduction in the amount ex-
24 pended for the basic allowance for subsistence
25 under section 402 of title 37, United States
26 Code;

1 (D) result in fewer members of the Armed
2 Forces seeking private housing by reducing bar-
3 riers to building additional units of covered
4 military unaccompanied housing (as defined in
5 section 2856 of title 10, United States Code) or
6 military family housing;

7 (E) affect design and construction costs of
8 covered military unaccompanied housing in the
9 United States or military family housing that is
10 Government-owned and Government-controlled
11 in the United States; and

12 (F) improve the feasibility of commencing
13 covered projects on sites or lots that would oth-
14 erwise be difficult to develop;

15 (2) assess, with respect to the use of point-ac-
16 cess block design—

17 (A) life safety outcomes, including a com-
18 parison of such outcomes with outcomes in cov-
19 ered projects that does not use point-access
20 block design; and

21 (B) fire safety improvements, including
22 sprinkler coverage, smoke detection, ventilation,
23 and building egress performance; and

24 (3) compare the fire loss outcomes for covered
25 projects that use point-access block design with cov-

1 ered projects that do not use point-access block de-
2 sign.

3 (c) REPORT.—Not later than two years after the date
4 of the enactment of this Act, the Comptroller General, in
5 coordination with the Director of the National Institute
6 of Standards and Technology, the Secretary of Defense,
7 and the Secretary of Housing and Urban Development
8 shall provide to the Committees on Armed Services of the
9 House of Representatives and the Senate a report on the
10 study conducted under subsection (a) that includes—

11 (1) a summary of actions that the Secretary of
12 Defense may take to update the Unified Facilities
13 Criteria/DoD Building Code (UFC 1–200–01) to
14 allow the use of point-access block design for mili-
15 tary construction projects; and

16 (2) any other recommendations relating to the
17 use of point-access block design for military con-
18 struction projects.

19 (d) DEFINITIONS.—In this section:

20 (1) The term “covered project” means a resi-
21 dential or mixed use military construction project
22 (as defined under section 2801 of title 10, United
23 States Code).

1 (2) The term “military family housing” means
2 housing provided under subchapter II of chapter 169
3 of title 10, United States Code.

4 (3) The term “point-access block building”
5 means a Group R–2 occupancy residential structure,
6 as such term is defined by the most recent edition
7 of the International Building Code, in which a single
8 internal stairway provides access and egress for all
9 dwelling units in a building that is not greater than
10 six stories in height.

○