JAN 19 2022

A BILL FOR AN ACT

RELATING TO FIRE PROTECTION.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

- 1 SECTION 1. The legislature finds that automatic fire
- 2 sprinkler systems have a proven record of significantly reducing
- 3 lost life, injury, and property damage. Automatic fire
- 4 sprinklers are commonly installed in commercial and high-rise
- 5 buildings, but eight out of ten fire deaths occur in the home,
- 6 and sprinklers are found in only seven per cent of all homes
- 7 damaged by a fire.
- 8 The legislature further finds modern construction materials
- 9 have increased a home's risk to fire. Engineered lumber is used
- $10\,$ as a composite joist or beam as part of today's modern,
- 11 lightweight construction material. Compared with traditional
- 12 wood materials in older homes, lightweight construction
- 13 assemblies typically collapse in six minutes versus eighteen
- 14 minutes for wood. Modern furnishings also reach dangerous
- 15 temperatures much quicker than legacy furnishings. These place
- 16 occupants and fire fighters in extreme peril when a fire occurs
- 17 in a home without sprinklers.



1 The legislature further finds that smoke alarms and sprinklers can reduce the risk of death in a home by eighty-two 2 per cent. Only the sprinkler head closest to the fire activates 3 4 and eighty-five per cent of fires are contained by the operation 5 of just one sprinkler. Residential fire sprinkler systems also 6 require very little maintenance to ensure that they are 7 operating properly. 8 Currently, California, Maryland, and the District of Columbia require residential sprinklers in all new one- and two-9 10 family dwellings. About twenty-two other states do not require 11 sprinklers but allow local jurisdictions to require them. After California required residential sprinklers, the state has not 12 13 experienced a decrease in the residential construction or sale 14 of new homes. 15 The purpose of this Act is to provide potential home buyers 16 of one- and two-family dwellings with information on the 17 benefits of a residential fire sprinkler system and a cost estimate for the design, materials, labor, and any associated 18 fees. The information will include the benefits of a fire 19 sprinkler system provided by the state fire council and the cost 20 21 estimate will be prepared by the county building or fire

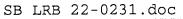
- 1 official. The information will allow the potential home buyer
- 2 to make an informed decision to accept or reject the
- 3 installation of a sprinkler system in a new residence.
- 4 SECTION 2. Chapter 132, Hawaii Revised Statutes, is
- 5 amended by adding a new part to be appropriately designated and
- 6 to read as follows:
- 7 "PART . HOME BUYER FIRE PROTECTION
- 8 §132- Definitions. As used in this part:
- 9 "Builder" means any individual, trustee, partnership,
- 10 corporation, or other entity contracting with an owner for the
- 11 construction of a new dwelling.
- 12 "Buyer" means any individual, trustee, partnership,
- 13 corporation, or other entity purchasing any estate or interest
- 14 in a new dwelling.
- 15 "New dwelling" means a new one- or two-family residential
- 16 dwelling not previously occupied and constructed for residential
- 17 use.
- 18 §132- Disclosure of automatic fire sprinkler system
- 19 information. (a) When an application for a permit for a new
- 20 dwelling is submitted, the building or fire official shall
- 21 provide the applicant or the applicant's representative with a

- 1 copy of written materials prepared and promulgated by the state
- 2 fire council that detail the benefits of a residential fire
- 3 sprinkler system.
- 4 (b) Prior to approval of the building permit for the new
- 5 dwelling, the building or fire official shall provide a written
- 6 cost estimate for the materials, labor, and any applicable
- 7 permit fees for a residential fire sprinkler system to the
- 8 applicant or the applicant's representative.
- 9 (c) Upon its receipt, the applicant or applicant's
- 10 representative shall provide the written information described
- 11 in subsections (a) and (b) to the owner.
- 12 (d) After reviewing the written cost estimate, the owner
- 13 may choose to accept or reject the installation of a residential
- 14 fire sprinkler system in the new dwelling. If accepted, the
- 15 cost of the residential fire sprinkler system shall be the
- 16 responsibility of the owner.
- 17 §132- Residential fire sprinkler cost estimate form.
- 18 The state fire council shall develop a standard form for new
- 19 construction for the buyer's acceptance or rejection of a
- 20 residential fire sprinkler system.

- 1 The form shall include the written cost estimate provided
- 2 by the building or fire official and on indication that written
- 3 information on the benefits of a residential fire sprinkler
- 4 system was provided by the state fire council.
- 5 The state fire council may amend the form as needed."
- 6 SECTION 3. Chapter 132, Hawaii Revised Statutes, is
- 7 amended by designating sections 132-1 to 132-19, Hawaii Revised
- 8 Statutes, as part I, entitled "General Provisions".
- 9 SECTION 4. This Act shall take effect upon its approval.

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INTRODUCED BY:



Report Title:

State Fire Council Package; Home Buyer Fire Protection

Description:

Requires builders to provide written cost estimates for residential fire sprinklers to potential buyers of all new one- and two-family dwellings. The state fire council shall provide written information on the benefits of a sprinkler system.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.