

Honolulu, Hawaii

FEB 15 , 2022

RE: H.B. No. 1784  
H.D. 1

Honorable Scott K. Saiki  
Speaker, House of Representatives  
Thirty-First State Legislature  
Regular Session of 2022  
State of Hawaii

Sir:

Your Committee on Consumer Protection & Commerce, to which was referred H.B. No. 1784 entitled:

"A BILL FOR AN ACT RELATING TO BUILDING INSPECTIONS,"

begs leave to report as follows:

The purpose of this measure is to require the periodic inspection of certain walls and appurtenances of buildings five or more stories in height.

Your Committee received testimony in support of this measure from the Hawaii Council of Associations of Apartment Owners and four individuals. Your Committee received comments on this measure from the Hawaii Insurers Council and one individual.

Your Committee finds that the State Building Code Council is charged with safeguarding life, property, and the general welfare by establishing and overseeing the state building codes. However, the codes do not specifically require that the structural integrity of buildings be regularly inspected. This is of particular concern in Hawaii, where the salty ocean environment can cause structural weakening and corrosion. This measure provides for the periodic inspection of certain buildings to ensure their safety and structural integrity.

Your Committee has amended this measure by:



- (1) Clarifying that the inspections proposed by this measure apply to buildings in existence on the effective date of this measure;
- (2) Requiring the notice of any unsafe condition to be sent to the appropriate county agency with responsibility over planning, rather than the Department of Accounting and General Services;
- (3) Clarifying that the scope of the State Building Code Council's duties include conducting reviews of periodic inspection reports for certain buildings;
- (4) Changing the effective date to January 1, 2050, to encourage further discussion; and
- (5) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1784, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1784, H.D. 1, and be referred to your Committee on Finance.

Respectfully submitted on  
behalf of the members of the  
Committee on Consumer  
Protection & Commerce,



AARON LING JOHANSON, Chair



