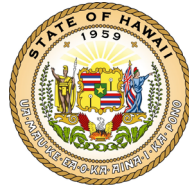


DAVID Y. IGE
GOVERNOR

JOSH GREEN
LIEUTENANT GOVERNOR



ANNE E. PERREIRA-EUSTAQUIO
DIRECTOR

JOANN A. VIDINHAR
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
830 PUNCHBOWL STREET, ROOM 321
HONOLULU, HAWAII 96813
www.labor.hawaii.gov
Phone: (808) 586-8844 / Fax: (808) 586-9099
Email: dlir.director@hawaii.gov

February 23, 2022

The Honorable Aaron Ling Johanson, Chair
Committee on Consumer Protection
and Commerce
House of Representatives
State Capitol, Room 436
Honolulu, Hawaii 96813

Dear Chair Johanson:

Subject: House Bill (HB) 1478, House Draft (HD) 1 Relating to Public Safety

I am Steven Goble, Chair of the State Fire Council (SFC). The SFC strongly supports HB 1478, HD1, which requires property owners of residential real property to disclose, as part of the mandatory seller disclosures in real estate transactions, whether the installed smoke alarm is in accordance with existing building or residential codes based on information provided by the state fire council. It also requires the SFC to create and maintain an informational guide on approved smoke alarms that are in accordance with existing building or residential codes and post the guide on specified websites.

Smoke alarms are a simple, low cost, and proven solution which saves lives in residential structures should a fire occur. The currently adopted building code requires new or renovated homes to have smoke alarms in and outside of every bedroom and on every level. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. If there is a fire, smoke spreads quickly, and smoke alarms allow you time to escape. Today's smoke alarms are more technologically advanced to respond to a multitude of fire conditions and come with ten-year batteries.

The SFC strongly urges your committees' support on the passage of HB 1478, HD 1.

The Honorable Aaron Ling Johanson, Chair
Page 2
February 23, 2022

Should you have questions, please contact SFC Administrative Specialist Gary Lum at 723-7169 or glum@honolulu.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Goble', with a long horizontal flourish extending to the right.

STEVEN GOBLE
Chair

SG/GL

Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director



Kazuo S. K. L. Todd
Fire Chief

Eric H. Moller
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Suite 2501 • Hilo, Hawai'i 96720
(808) 932-2900 • Fax (808) 932-2928

February 24, 2022

The Honorable Aaron Ling Johanson, Chair
Committee on Consumer Protection and Commerce
House of Representatives
State Capitol, Room 436
Honolulu, Hawaii 96813

Dear Chair Johanson:

Subject: House Bill (HB) 1478, House Draft (HD) 1 Relating to Public Safety

I am Kazuo S.K.L. Todd, Fire Chief of the Hawaii Fire Department, and I strongly support HB 1478, HD1, which requires property owners of residential real property to disclose, as part of the mandatory seller disclosures in real estate transactions, whether the installed smoke alarm is in accordance with existing building or residential codes.

Smoke alarms are a simple, low cost, and proven solution which saves lives in residential structures should a fire occur. The currently adopted building code requires new or renovated homes to have smoke alarms in and outside of every bedroom and on every level. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. If there is a fire, smoke spreads quickly, and smoke alarms allow you time to escape. Today's smoke alarms are more technologically advanced to respond to a multitude of fire conditions and come with ten-year batteries.

I strongly urge your committees' support on the passage of HB 1478, HD 1.

Sincerely,

A handwritten signature in black ink, appearing to read "Kazuo S.K.L. Todd".

Kazuo S.K. L. Todd
Fire Chief
Hawaii Fire Department



HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

836 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

RICK BLANGIARDI
MAYOR



SHELDON K. HAO
FIRE CHIEF

JASON SAMALA
DEPUTY FIRE CHIEF

February 24, 2022

The Honorable Aaron Ling Johanson, Chair
Committee on Consumer Protection
and Commerce
House of Representatives
State Capitol, Room 436
Honolulu, Hawaii 96813

Dear Chair Johanson:

Subject: House Bill (HB) 1478, House Draft (HD) 1 Relating to Public Safety

My name is Sheldon K. Hao, Fire Chief of the Honolulu Fire Department (HFD). The HFD strongly supports HB 1478, HD1, which requires property owners of residential real property to disclose, as part of the mandatory seller disclosures in real estate transactions, whether the installed smoke alarm is in accordance with existing building or residential codes based on information provided by the State Fire Council (SFC). It also requires the SFC to create and maintain an informational guide on approved smoke alarms that are in accordance with existing building or residential codes and post said guide on specified websites.

Smoke alarms are a simple, low cost, and proven solution which saves lives in residential structures should a fire occur. The currently adopted building code requires new or renovated homes to have smoke alarms in and outside of every bedroom and on every level. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. If there is a fire, smoke spreads quickly, and smoke alarms allow you time to escape. Today's smoke alarms are more technologically advanced to respond to a multitude of fire conditions and come with ten-year batteries.

The HFD strongly urges your committee's support on the passage of HB 1478, HD 1.

Should you have questions, please contact Administrative Specialist Gary Lum at 808-723-7169 or glum@honolulu.gov.

Sincerely,

A handwritten signature in blue ink that reads "Sheldon K. Hao".

SHELDON K. HAO
Fire Chief

SKH/GL:cn



February 24, 2022

VIA WEB TRANSMITTAL

Hearing Date: Thursday, February 25, 2022

Time: 1:00 p.m.

Place: Conference Room 329

Rep. Aaron Ling Johanson, Chair

Rep. Lisa Kitagawa, Vice-Chair

House Committee on Consumer Protection & Commerce

Re: Hawaii Chapter, Community Associations Institute's
Comments regarding **HB 1478**

Dear Chair Johanson, Vice-Chair Kitagawa and Committee members:

I am the Chair of the Legislative Action Committee of the Community Associations Institute, Hawaii Chapter ("CAI-LAC"). We represent the condominium and community association industry and submit comments regarding HB 1478.

CAI-LAC believes that informing buyers as to whether the installed smoke alarms, if any, in the residential real property is in accordance with existing state or county building or residential codes based upon information provided by the state fire council is a good thing. The information merely serves to inform buyers as to the safety aspects of their potential purchase and may increase the likelihood that smoke alarms will be updated prior to a sale and purchase. Thank you for your time and consideration.

Sincerely yours,

/s/ R. Laree McGuire

R Laree McGuire

CAI LAC Hawaii

HB-1478-HD-1

Submitted on: 2/23/2022 5:18:57 PM

Testimony for CPC on 2/25/2022 1:00:00 PM

Submitted By	Organization	Testifier Position	Remote Testimony Requested
Gerard Silva	Individual	Oppose	No

Comments:

This is just to rip the People of some more. Stop the Crap!!



**Hawai'i
Association of
REALTORS®**

 | 808-733-7060

 | 808-737-4977



1259 A'ala Street, Suite 300
Honolulu, HI 96817

February 25, 2022

The Honorable Aaron Ling Johanson, Chair

House Committee on Consumer Protection and Commerce
Via Videoconference

LATE

RE: H.B. 1478, HD1, Relating to Public Safety

HEARING: Friday, February 25, 2022, at 1:00 p.m.

Aloha Chair Johanson, Vice Chair Kitagawa, and Members of the Committee,

I am Ken Hiraki, Director of Government Affairs, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its over 11,000 members. HAR **opposes** H.B. 1478, HD1, because Hawai'i REALTORS® believes that the disclosure provision contained in this measure is unnecessary as the HAR Seller's Real Property Disclosure Statement already contains disclosure provisions relating to smoke detectors/alarms. Please see attached.

Additionally, home inspectors already check that smoke detectors are equipped and working as part of the property inspection process. As such, they would have more expertise on existing building or residential codes than the seller.

If the Committee is inclined to pass this measure, we would respectfully request a November 1, 2022, effective date. This would allow us to make amendments to the Seller's Real Property Disclosure Statement or other pertinent forms and educate our members on the changes.

Mahalo for the opportunity to testify.



Attachment:

Table with 3 columns of items for inspection: (1) Air Conditioning, (2) Appliances, (3) Bathtubs/Showers, (4) Ceilings, (5) Ceiling Fans, (6) Central Vacuum Systems, (7) Counters/Cabinets, (8) Decking/Railings/Lanai, (9) Doorbells, (10) Doors (all types), (11) Driveways, (12) Electrical Systems Switches, etc., (13) Electronic Controls/Remotes, (14) Fences/Walls/Gates, (15) Fire Sprinkler System, (16) Fireplace/Chimney, (17) Floors/Floor Coverings, (18) Foundations/Slabs, (19) Gutters, (20) Heating Systems, (21) Lawn Sprinkler System, (22) Lighting Fixtures, (23) Plumbing - Exterior, (24) Plumbing - Interior, (25) Roofs/Eaves/Skylights, (26) Security Systems, (27) Sinks/Faucets, (28) Smoke Detectors/Alarm, (29) Solar Water Systems, (30) Solar/Photovoltaic Systems, (31) Spa/Hot Tub/Sauna, (32) Swimming Pool, (33) Toilets, (34) Ventilation Systems (all types), (35) Walkways/Sidewalks, (36) Walls Exterior/Trim, (37) Walls Interior/Baseboards/Trim, (38) Water Features, (39) Water Heater, (40) Window Coverings/Awnings, (41) Windows/Screens, (42) Other.

Form with columns YES, NO, NTMK, NA and questions 1) through 9) regarding property improvements, permits, and inspections. Question 7) 'Is the property equipped with smoke/carbon monoxide detectors?' is highlighted in red.



To the Honorable Chair Aaron Johanson
House Committee on Consumer Protection & Commerce

LATE

Re: HB1478 HD1

2/25/22 1:00P

329 Via Videoconference

My name is Vaikeola Richards, and I am testifying as a student with the University of Hawai'i at Mānoa and as both concerned citizen and clergy member in Honolulu.

I am testifying on HB 1478 HD1 RELATING TO PUBLIC SAFETY

I am in favor of this motion.

I am in favor of this motion as a deterrent to fires due to out of date and inoperable detectors that are in homes today.

- To prevent the loss of life as I have seen.
- To prevent the loss of homes and property as I have seen.
- To prevent the trauma from fire loss.
- To hold owners, sellers, and buyers accountable with regards to safety and good will.

For these reasons I am in favor of HB 1478 HD1. Thank you.

Vaikeola Richards

vrichard@hawaii.edu

keolarichards@enewhope.org

1-808-842-4242 Ext. 145