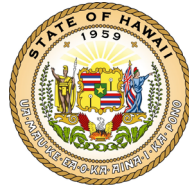


DAVID Y. IGE
GOVERNOR

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

March 14, 2022

The Honorable Rosalyn Baker, Chair
Committee on Commerce and Consumer Protection
The State Senate
State Capitol, Room 230
Honolulu, Hawaii 96813

Dear Chair Baker:

Subject: House Bill (HB) 1478, House Draft (HD) 2 Relating to Public Safety

I am Steven Goble, Chair of the State Fire Council (SFC). The SFC strongly supports HB 1478, HD 2, 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 occupants 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 believes HB 1478, HD 2, will not add a substantial burden to the transaction process for residential real property. The existing Seller's Real Property Disclosure Statement from the Hawaii Association of Realtors is 6 pages and contains approximately 100 items to check. Furthermore, the estimated cost to add smoke alarms to a residential unit is \$20 - \$150; depending on size of residence, number of bedrooms, configuration, etc. Some county fire departments offer free smoke alarms & installation upon request.

The Honorable Rosalyn Baker, Chair
Page 2
March 14, 2022

The SFC strongly recommends the committee's support on the passage of HB 1478, HD 2.

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.

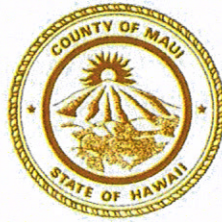
STEVEN GOBLE
Chair

SG/GL

MICHAEL P. VICTORINO
Mayor

BRADFORD K. VENTURA
Fire Chief

GAVIN L.M. FUJIOKA
Deputy Fire Chief



DEPARTMENT OF FIRE & PUBLIC SAFETY

COUNTY OF MAUI
200 DAIRY ROAD
KAHULUI, HI 96732

March 14, 2022

The Honorable Rosalyn Baker, Chair
Committee on Commerce and Consumer Protection
The State Senate
State Capitol, Room 230
Honolulu, HI 96813

Dear Chair Baker:

SUBJECT: HOUSE BILL (HB) 1478, HOUSE DRAFT (HD) 2, RELATING TO PUBLIC SAFETY

I am Bradford K. Ventura, member of the State Fire Council (SFC) and Fire Chief of the Maui Fire Department (MFD). The SFC strongly supports HB 1478, HD 2, 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 occupants 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 believes HB 1478, HD 2, will not add a substantial burden to the transaction process for residential real property. The existing Seller's Real Property Disclosure Statement from the Hawaii Association of Realtors is 6 pages and contains approximately 100 items to check. Furthermore, the estimated cost to add smoke alarms to a residential unit is \$20 - \$150; depending on size of residence, number of bedrooms, configuration, etc. Some county fire departments offer free smoke alarms & installation upon request.

The Honorable Rosalyn Baker, Chair
Page 2
March 14, 2022

The SFC strongly recommends the committee's support on the passage of HB 1478, HD 2.

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

Sincerely,

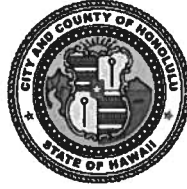
A handwritten signature in blue ink that reads "Brad Ventura". The signature is written in a cursive style with a large initial "B".

BRADFORD K. VENTURA
Fire Chief

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 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

March 14, 2022

The Honorable Rosalyn Baker, Chair
Committee on Commerce and Consumer Protection
The State Senate
State Capitol, Room 230
Honolulu, Hawaii 96813

Dear Chair Baker:

Subject: House Bill (HB) 1478, House Draft (HD) 2 Relating to Public Safety

My name is Sheldon K. Hao, Fire Chief of the Honolulu Fire Department (HFD). The HFD supports HB 1478, HD 2, 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 the guide on specified websites.

Smoke alarms are a simple, low cost, and proven solution that 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 occupants 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 believes HB 1478, HD 2, will not add a substantial burden to the transaction process for residential real property. The existing Seller's Real Property Disclosure Statement from the Hawaii Association of Realtors is 6 pages and contains approximately 100 items to check. Furthermore, the estimated cost to add smoke alarms to a residential unit is \$20-\$150, depending on the size of the residence, number of bedrooms, configuration, etc. Some county fire departments offer free smoke alarms and installation upon request.

The Honorable Rosalyn Baker, Chair
Page 2
March 14, 2022

The HFD strongly recommends the committee's support on the passage of HB 1478, HD 2.

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

Sincerely,


for SHELDON K. HAO
Fire Chief

SKH/GL:cn

HB-1478-HD-2

Submitted on: 3/14/2022 12:13:29 PM

Testimony for CPN on 3/16/2022 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Richard Emery	Testifying for Associa	Oppose	Written Testimony Only

Comments:

Associa supports fire safety but has concerns with this Bill. Buildings are built under various building codes. Fire alarm systems have changed over the years where in older buildings the alarms are not connected to a central monitoring station where current code requires this connection. Often battery alarms are installed. This Bill is vague, unenforceable, and unnecessary as written.



March 14, 2022

VIA WEB TRANSMITTAL

Hearing Date: Wednesday, March 16, 2022

Time: 10:00 a.m.

Place: Conference Room 229

Senator Rosalyn H. Baker, Chair
Senator Stanley Ching, Vice-Chair
Senate Committee on Commerce and Consumer Protection

Re: Hawaii Chapter, Community Associations Institute's
Comments regarding **HB 1478, HD 2**

Dear Chair Baker, Vice-Chair Ching 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, HD 2.

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.

I actually witnessed a house burn down this past Friday night and know that it was the smoke alarms that alerted the occupants to the fire and the need to immediately evacuate. It was gut-wrenching to watch how fast the fire consumed that home. Smoke alarms save lives. Thank you for your time and consideration.

Sincerely yours,

/s/ R. Laree McGuire
R Laree McGuire
CAI LAC Hawaii

HB-1478-HD-2

Submitted on: 3/15/2022 9:00:39 AM

Testimony for CPN on 3/16/2022 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Mark R. Hagadone, Ph.D., FACFE	Testifying for Member Hawaii Legislative Action Committee	Support	Written Testimony Only

Comments:

Senator Rosalyn H. Baker, Chair

Senator Stanley Ching, Vice Chair

Senate Committee on Commerce and Consumer Protection

Re: Hawaii Chapter, Community Associations Institute's Comments (CAI-LAC) by Member regarding HB 1478, HD2

Dear Chair Baker, Vice-Chaire Ching and Committee members:

CAI-LAC believes that informing buyers of the presence of installed smoke alarms is a good thing. We support this Bill as written and believe it will aid in informing buyers of the safety aspects of fire alarm systems and increase the likelihood that these systems will be updated prior to sale and purchase of residential real property.

We believe this is a positive development.

Thank you for your time and consideration.

Sincerely Yours

Mark R. Hagadone, Ph.D., FACFE

CAI LAC Hawaii



 | 808-733-7060
 | 808-737-4977

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

March 16, 2022

The Honorable Rosalyn H. Baker, Chair

Senate Committee on Commerce and Consumer Protection
Via Videoconference

RE: H.B. 1478, HD2, Relating to Public Safety

HEARING: Wednesday, March 16, 2022, at 10:00 a.m.

Aloha Chair Baker, Vice Chair Chang, 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, HD2, 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 1st** 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:

[] F. DEFECTS, REPAIRS OR REPLACEMENTS (Past or present): If you're aware of any past or present defects, repairs or replacements, check items listed below, use the same number and describe in Section G (dates, repairs made, vendors, etc.).

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

YES	NO	NTMK	NA	
1) []	[]	[]	[]	Do any improvements, additions, structural modifications or alterations exist at the property without required building permits, association design committee or other governmental approvals?
2) []	[]	[]	[]	Were any improvements, additions, structural modifications or alterations built/made with building permits, association design committee or other governmental approvals?
2a) []	[]	[]	[]	For any improvement(s) subject to a mechanic's and materialman's lien, has Notice of Completion been published?
2b) _____				Date of publication _____ []Unknown
2c) []	[]	[]	[]	Were any of the building permits not finalized (closed) by the permitting agency?
2d) []	[]	[]	[]	Were any of the improvements to the property built under an owner-builder permit?
2e) _____				Date of Final Inspection Approval by the County: _____
3) []	[]	[]	[]	Was any electrical or plumbing work done without a licensed electrician or plumber?
4) []	[]	[]	[]	Is the Seller/Builder a licensed contractor who is providing warranties?
5) []	[]	[]	[]	Have you given any release or waiver of liability, or release from a warranty to any government agency, contractor, engineer, architect, land surveyor, or landscape architect, for any defect, mistake, or omission in the design or construction of the Property?
6) []	[]	[]	[]	Is the property sprinklered for fire protection?
7) []	[]	[]	[]	Is the property equipped with smoke/carbon monoxide detectors? How many? Are they wired into the electrical system?
8) _____				What is the age of the main roof and the roofing of any other addition(s)? _____
8a) _____				Has the roof been [] replaced, [] repaired, or [] treated? If checked, describe in Section G.
9) []	[]	[]	[]	Has there been any evidence or presence of mold, mildew and/or fungus interior or exterior?