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# A BILL FOR AN ACT

RELATING TO CONSTRUCTION.

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

1           SECTION 1. The legislature finds that white roofs are a  
2 low-cost, low-carbon, and low-energy solution to cool down  
3 indoor temperature, and are used throughout the world,  
4 particularly in countries with a warm climate, such as countries  
5 in Southern Europe or North Africa. Solar reflective roofs,  
6 also called white or cool roofs, are a common and viable heat  
7 mitigation strategy due to their ability to reflect incoming  
8 sunlight back to space. A roof that strongly reflects sunlight  
9 can stay much cooler than a roof that strongly absorbs sunlight;  
10 this is known as the albedo effect. Because of the color, white  
11 roofs better reflect sunlight and minimize the building's solar  
12 absorption in comparison to buildings with darker roofs,  
13 resulting in lower inside temperatures in white roofed buildings  
14 and thus limiting the use of air conditioning and the associated  
15 greenhouse gas emissions.

16           The legislature further finds that increasing land surface  
17 that strongly reflects light will lead to less heating of the



1 ground and the surrounding air. In cities, roofs comprise about  
2 forty per cent of the horizontal surfaces and are a good source  
3 to reflect sunlight to reduce heat. Widespread adoption of  
4 white roofs has already been seen in many cities such as Chicago  
5 and New York and is becoming an increasingly important heat  
6 mitigation strategy under a warming climate and with continued  
7 urbanization.

8 Accordingly, the purpose of this Act is to:

- 9 (1) Require all new construction built after January 1,  
10 2025, to include roofs painted in white or with white  
11 colored material; and  
12 (2) Require existing residential and commercial buildings  
13 that repaint their roofs at after January 1, 2025, to  
14 use white paint or white colored material.

15 SECTION 2. Chapter 196, Hawaii Revised Statutes, is  
16 amended by adding a new section to be appropriately designated  
17 and to read as follows:

18 "§196- White roofs; new construction. (a) Beginning  
19 January 1, 2025, no building permit shall be issued for new  
20 construction unless the building's roof is painted in white or  
21 uses white colored material.



1        (b) Any residential building or commercial building that  
2 completed construction prior to January 1, 2025, but repaints  
3 its roof on or after January 1, 2025, shall comply with  
4 subsection (a).

5        (c) All counties shall adopt and enforce rules,  
6 ordinances, and guidelines to take all reasonable actions to  
7 implement and enforce this section through the building  
8 inspection process. The building inspector shall confirm as  
9 part of the regular inspection process, including inspection of  
10 the documentation required to be submitted by the builder, that  
11 the roof satisfies the requirements of this section.

12        (d) For purposes of this section, "new construction" means  
13 any new construction of a residential structure, including  
14 single-family and multi-family residential properties, and any  
15 new construction of a commercial structure, including  
16 construction for businesses of any kind."

17        SECTION 3. New statutory material is underscored.

18        SECTION 4. This Act shall take effect upon its approval.



# H.B. NO. 2026

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INTRODUCED BY:

*NMB*

JAN 19 2024



# H.B. NO. 2026

**Report Title:**

Building Code; New Construction; Residential Buildings;  
Commercial Buildings; White Roofs

**Description:**

Beginning 1/1/2025, prohibits the issuance of building permits for new construction unless the structure's roof is painted in white or uses white colored material and requires roofs on residential and commercial buildings constructed before 1/1/2025, if repainting, to repaint the roof in white or use white colored materials.

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

