
A BILL FOR AN ACT

RELATING TO THE STATE BUILDING CODE.

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

1 SECTION 1. The legislature finds that Hawaii is in a major
2 housing crisis that continues to worsen. Residents of Hawaii
3 face the highest housing costs in the nation. Median housing
4 costs are 2.7 times the national level. Over the past year, the
5 median price of a single-family home sold in Hawaii was \$825,000
6 and the median condominium price was \$600,000. Median single-
7 family home and condominium prices have more than tripled since
8 the 1990s. These costs have further increased due to the impact
9 of the coronavirus pandemic on building materials and supply
10 chains. Hawaii's geographic location also adds to the cost of
11 housing due to shipping costs and high labor costs.

12 The legislature further finds that over the past two years,
13 the share of households in the State who can afford mortgage
14 payments on the median single-family home has fallen from forty-
15 four per cent to thirty per cent, meaning fewer than one in
16 three households can afford the typical single-family home.
17 Fewer than half of households can afford the median condominium.



1 The legislature additionally finds that high housing costs
2 lower the standard of living for residents and hinder the
3 State's ability to attract workers. Some households are forced
4 to live in crowded conditions, some leave the State to find
5 housing elsewhere, and some are forced to survive without
6 housing at all.

7 The legislature also finds that building code cycles are
8 three years apart. The state building code is adopting codes on
9 the same cycle as they are being developed. With chronic
10 understaffing across county departments, county building
11 division employees are spending significant time and resources
12 on constant code updates, which takes time away from plan review
13 and inspections. The regular changes to the code arising from
14 the three-year cycle also lead to unfamiliarity among private
15 design professionals and public sector plan reviewers and
16 inspectors, resulting in delays in permit approval. This
17 increases the cost and leads to uncertainty in construction in
18 Hawaii.

19 The purpose of this Act is to require that the adoption,
20 amendment, or update of a building code or standard by the state
21 building code council be within two years of every other



1 official publication date of a code or standard. This change
2 will allow for more time to get all stakeholders on the same
3 page, resulting in quicker review times and a smoother
4 permitting and construction process. This will not change the
5 current process of allowing for up to two years to create
6 amendments and adoption of the code that is scheduled to be
7 adopted.

8 SECTION 2. Section 107-24, Hawaii Revised Statutes, is
9 amended by amending subsection (c) to read as follows:

10 "(c) The council shall adopt, amend, or update codes and
11 standards identified in section 107-25 on a staggered basis as
12 established by the council; provided that the adoption,
13 amendment, or update of a code or standard shall be within two
14 years of [~~the~~] every other official publication date of the code
15 or standard, pursuant to chapter 92, and exempt from the
16 requirements of chapter 91. If the council does not adopt a
17 code or standard identified in section 107-25 within the two-
18 year time period, that code or standard shall automatically
19 become part of the Hawaii state building code until superseded
20 by the adoption of an amended version of the code or standard by
21 the council pursuant to this subsection."



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1 SECTION 3. Statutory material to be repealed is bracketed
2 and stricken. New statutory material is underscored.

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

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INTRODUCED BY: ZAC

JAN 19 2024



H.B. NO. 2089

Report Title:

Hawaii State Building Code; Code Cycles

Description:

Requires that the adoption, amendment, or update of a building code or standard by the State Building Code Council be within two years of every other official publication date of a code or standard.

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