
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
6 \$825,000, and the median condominium price was \$600,000. Median
7 single-family home and condominium prices have more than tripled
8 since the 1990s. These costs have further increased due to the
9 impact of the coronavirus pandemic on building materials and
10 supply chains. Hawaii's geographic location also adds to the
11 cost of 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 with chronic understaffing
8 across county departments, county building division employees
9 are spending significant time and resources on constant code
10 updates, which takes time away from plan review and inspections.
11 Regular changes to the code also lead to unfamiliarity among
12 private design professionals and public-sector plan reviewers
13 and inspectors, resulting in delays in permit approval. This
14 situation increases the cost and leads to uncertainty in
15 construction in Hawaii.

16 Therefore, the purpose of this Act is to require:

17 (1) The state building code council to adopt, amend, or
18 update the International Building Code and
19 International Residential Code, as published by the
20 International Code Council, within two years of every
21 other official publication of the applicable code; and



1 (2) Provide that if a county does not amend the Hawaii
2 state building codes within the required two-year time
3 frame, the Hawaii state building codes will become
4 applicable as an interim county building code, until
5 superseded by the adoption of an amended version of
6 the Hawaii state building codes or standards by the
7 county.

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 official publication date of the code or standard,
15 pursuant to chapter 92, and exempt from the requirements of
16 chapter 91. If the council does not adopt a code or standard
17 identified in section 107-25 within the two-year time period,
18 that code or standard shall automatically become part of the
19 Hawaii state building code until superseded by the adoption of
20 an amended version of the code or standard by the council
21 pursuant to this subsection.



1 The council shall adopt, amend, or update the International
2 Building Code and International Residential Code, as published
3 by the International Code Council, within two years of every
4 other official publication of the applicable code, pursuant to
5 chapter 92 and exempt from the requirements of chapter 91."

6 SECTION 3. Section 107-28, Hawaii Revised Statutes, is
7 amended by amending subsection (b) to read as follows:

8 "(b) If a county does not amend the Hawaii state building
9 codes within the two-year time frame, the Hawaii state building
10 codes shall become applicable as [~~an~~] the interim county
11 building code[-], until superseded by the adoption of an amended
12 version of the Hawaii state building codes or standards by the
13 county pursuant to this section."

14 SECTION 4. Statutory material to be repealed is bracketed
15 and stricken. New statutory material is underscored.

16 SECTION 5. This Act shall take effect on July 1, 3000.



Report Title:

Hawaii State Building Codes; International Building Code;
International Residential Code; Code Cycles; Counties

Description:

Requires that the adoption, amendment, or update of the International Building Code and International Residential Code by the State Building Code Council be within two years of every other official publication date of the applicable code or standard. Provides that if a county does not amend the Hawaii State Building Codes within the required two-year time frame, the Hawaii State Building Codes will become applicable as the interim county building code, until superseded by the adoption of an amended version of the Hawaii State Building Codes or standards by the county. Effective 7/1/3000. (HD1)

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