
A BILL FOR AN ACT

RELATING TO ENERGY.

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

1 SECTION 1. The legislature finds that meeting the State's
2 goal of transitioning completely to renewable energy for
3 electricity and transportation is most cost-efficient when
4 certain measures are taken during the construction of new homes
5 rather than as retrofits after construction has already been
6 completed.

7 The legislature further finds that when undertaken during
8 home construction, preparation for the future installation of
9 infrastructure for photovoltaic systems and electric vehicles
10 can leverage existing work activities with a minimum of
11 additional time and effort. In contrast, retrofitting a
12 completed home to install photovoltaic infrastructure may
13 require breaking and repairing walls, installing longer
14 conduits, and performing expensive upgrades of already-installed
15 electric service panels. Meanwhile, retrofitting a finished
16 home to install electric vehicle infrastructure may require
17 trenching, demolition, and re-paving. Furthermore, the costs



1 for permitting, inspection, and project management are lower for
2 new construction than for existing structures.

3 On February 18, 2020, the office of climate change,
4 sustainability and resiliency of the city and county of Honolulu
5 provided cost estimates for certain measures passed by the
6 Honolulu city council in order to make new homes photovoltaic
7 and electric vehicle ready. The cost estimate for solar conduit
8 and electric panel readiness ranges from \$100 to \$300, and the
9 cost estimate for electric vehicle readiness also falls within
10 the same range.

11 The city and county of Honolulu enacted a measure to
12 require solar conduit and electrical panel readiness for new
13 construction and a measure to require electric vehicle readiness
14 when an electrical panel and parking area are installed.

15 The legislature finds that these important actions should
16 be adopted on a statewide basis. Therefore, the purpose of this
17 Act is to require, beginning on January 1, 2024:

18 (1) Solar conduit and electrical panel readiness for new
19 residential construction offered for sale at fair
20 market value; and



1 (2) Electric vehicle readiness when an electrical panel
2 and parking area are installed.

3 SECTION 2. Chapter 196, Hawaii Revised Statutes, is
4 amended by adding two new sections to be appropriately
5 designated and to read as follows:

6 **"§196- Photovoltaic infrastructure; new residential**
7 **construction.** (a) With respect to the construction of new
8 residences, construction plans shall indicate:

9 (1) A location for inverters, metering equipment, battery
10 equipment, energy storage equipment, and other
11 equipment to interconnect a residence with on-site
12 solar energy generation facilities with the electrical
13 grid in compliance with all applicable laws and
14 utility tariffs; and

15 (2) A pathway for the routing of conduits from the solar
16 panel location to the point of interconnection with
17 electrical service.

18 (b) An electrical panel with the capacity to accommodate
19 no less than a five-kilowatt alternating current photovoltaic
20 system shall be installed for each newly constructed single-



1 family residence or each residential unit within a two-family
2 detached residence or duplex.

3 (c) An electrical panel that includes reserved space to
4 accommodate a photovoltaic system shall be installed for each
5 newly constructed multi-family residence. The electrical panel
6 shall be sized:

7 (1) To serve common-area electrical loads; or

8 (2) To the amount of available space on the roof of the
9 multi-family residence.

10 The reserved space shall be clearly labeled "solar
11 photovoltaic ready".

12 (d) All feeders and electrical distribution equipment,
13 including switchgear, switchboards, and panelboards, that will
14 be fed simultaneously by the electrical grid and other power
15 sources shall be sized to support the installation of future
16 solar energy generation systems in accordance with the
17 interconnection requirements of the applicable electrical code.

18 (e) Conduits of no less than one and one-half inches that
19 provide a pathway from the electrical panel to the inverter
20 location and from the inverter location to the underside of the



1 roof sufficient to allow future installation of solar equipment
2 shall be installed for all newly constructed residences.

3 (f) If conduits are to be installed between buildings or
4 other structures, the construction plans shall provide
5 sufficient details to demonstrate that compliance with the
6 applicable electrical code's restrictions on the number of power
7 supplies to each building or other structure has been examined.

8 (g) This section shall apply only to buildings exclusively
9 occupied by residential units offered for sale at fair market
10 value.

11 (h) As used in this section:

12 "Residential unit" means each individual dwelling in a two-
13 family detached residence or duplex that is designed or used
14 exclusively for residential occupancy and has all necessary
15 facilities for permanent residency, such as living, sleeping,
16 cooking, eating, and sanitation.

17 "Single-family residence" means an individual,
18 freestanding, unattached dwelling unit, typically built on a lot
19 larger than the structure itself, resulting in an area
20 surrounding the dwelling.



1 "Two-family detached residence" means a freestanding,
2 unattached dwelling unit that is intended or designed to be
3 occupied by only two families in the following manner:

4 (1) The individual residential units are constructed side
5 by side and joined by a common wall; or

6 (2) One residential unit is located on the first floor and
7 the other residential unit is located on the second
8 floor.

9 **§196- Electric vehicle readiness.** (a) In addition to
10 the requirements of the applicable electrical code, if an
11 application for a building permit involves the installation of
12 an electrical panel and parking area for:

13 (1) A multi-family residence of three or fewer stories; or

14 (2) A single-family residence, two-family detached
15 residence, or duplex,

16 a dedicated receptacle for an electric vehicle shall be provided
17 with a minimum alternating current level 2.

18 (b) As used in this section:

19 "Residential unit" means each individual dwelling in a two-
20 family detached residence or duplex that is designed or used
21 exclusively for residential occupancy and has all necessary



1 facilities for permanent residency, such as living, sleeping,
2 cooking, eating, and sanitation.

3 "Single-family residence" means an individual,
4 freestanding, unattached dwelling unit, typically built on a lot
5 larger than the structure itself, resulting in an area
6 surrounding the dwelling.

7 "Two-family detached residence" means a freestanding,
8 unattached dwelling unit that is intended or designed to be
9 occupied by only two families in the following manner:

10 (1) The individual residential units are constructed side
11 by side and joined by a common wall; or

12 (2) One residential unit is located on the first floor and
13 the other residential unit is located on the second
14 floor."

15 SECTION 3. New statutory material is underscored.

16 SECTION 4. This Act shall take effect on July 1, 3000.

17



Report Title:

Photovoltaic Systems and Electric Vehicles; Readiness; New Residential Construction

Description:

Requires solar conduit and electrical panel readiness for new residential construction offered for sale at fair market value and electric vehicle readiness when an electrical panel and parking area are installed. Effective 7/1/3000. (HD2)

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

