
HOUSE CONCURRENT RESOLUTION

REQUESTING THE STATE BUILDING CODE COUNCIL TO ADOPT, AMEND, OR
UPDATE THE STATE BUILDING CODE TO AUTHORIZE POINT ACCESS
BLOCK CONSTRUCTION FOR RESIDENTIAL BUILDINGS UP TO SIX
STORIES IN THE STATE.

1 WHEREAS, existing building code requirements effectively
2 mandate a double-loaded corridor building, where two stairways
3 both access a corridor in the middle of the building with units
4 built on both sides; and

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6 WHEREAS, this generally results in most dwelling units in a
7 double-loaded corridor building being single aspect, meaning
8 daylight only comes from the single exterior wall with little to
9 no cross ventilation; and

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11 WHEREAS, buildings with point access blocks are compact
12 single stair buildings with dwellings that are centered around a
13 stairway and elevator core and have a single point of access
14 vertical corridor leading to the upper levels; and

15
16 WHEREAS, point access blocks provide compact, low-carbon,
17 and livable multifamily housing and offer a greater variety of
18 architecture, as well as unit types and sizes, even on small
19 urban lots; and

20
21 WHEREAS, dwelling units in buildings with double-loaded
22 corridors typically have smaller units, whereas floor plans for
23 buildings with point access blocks tend to be very flexible,
24 with a higher proportion of units ranging from two- to four-
25 bedrooms; and

26
27 WHEREAS, point access blocks offer greater floor plan
28 efficiency, allowing developers to use a greater proportion of
29 the structure for housing units and save money on the



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1 construction of extra stairways and the hallways to connect
2 them; and

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4 WHEREAS, buildings with point access blocks provide better
5 lighting and ventilation because dwelling units in these
6 buildings tend to be situated either on a corner or have windows
7 on opposite sides of the unit, which can reduce the use of air
8 conditioning; and

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10 WHEREAS, with modern fire suppressant technology such as
11 sprinklers, the devastating residential fires that prompted the
12 building code to require a second access point decades ago are
13 increasingly rare; and

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15 WHEREAS, nations with widespread use of point access
16 blocks, such as Austria, France, and Germany, have much lower
17 fire death rates than the United States; and

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19 WHEREAS, the City and County of Honolulu amended its
20 building code to allow for point access block construction up to
21 six stories; and

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23 WHEREAS, developing buildings with point access blocks
24 presents an innovative solution to increasing the housing supply
25 and can efficiently utilize the State's limited land area by
26 creating compact buildings with environmentally friendly floor
27 plans; now, therefore,

28

29 BE IT RESOLVED by the House of Representatives of the
30 Thirty-second Legislature of the State of Hawaii, Regular
31 Session of 2024, the Senate concurring, that the State Building
32 Code Council is requested to adopt, amend, or update the State
33 Building Code to authorize point access block construction for
34 residential buildings up to six stories in the State; and

35

36 BE IT FURTHER RESOLVED that a certified copy of this
37 Concurrent Resolution be transmitted to the Chairperson of the
38 State Building Code Council.

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OFFERED BY:

ZNC

MAR - 8 2024

