
A BILL FOR AN ACT

RELATING TO LAND.

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

1 SECTION 1. The legislature finds that changes made by Act
2 203, Session Laws of Hawaii 2013 ("Act 203"), will jeopardize
3 Hawaii's ability to participate in the National Flood Insurance
4 Program ("NFIP"). If remedial action is not taken immediately
5 to restore the eligibility of the State and the counties to give
6 the counties land use authority to meet the minimum floodplain
7 management requirements of the NFIP by July 31, 2017, the
8 Federal Emergency Management Agency (FEMA) stated that it will
9 begin the process of suspending the sale of federal flood
10 insurance in the State and to all of Hawaii's communities
11 currently participating in the NFIP. This is a serious matter
12 because suspension from the NFIP would result in the loss of
13 NFIP flood insurance coverage for Hawaii communities. The loss
14 of federal assistance for flood disasters would negatively
15 impact the nearly sixty thousand policies in force for over
16 \$13.2 billion in flood risk covered by NFIP insurance policies
17 in Hawaii.



1 The legislature further finds that in order for federal
2 flood insurance to be sold within the State, the State must
3 ensure that its political subdivisions with delegated land use
4 authority can regulate development within flood-prone areas and
5 establish minimum state flood plain management regulatory
6 standards that are consistent with NFIP's minimum requirements.

7 The purpose of this Act is to address and mitigate the
8 concerns raised by FEMA to ensure that Hawaii's communities are
9 not suspended from participation in the NFIP.

10 SECTION 2. Section 46-88, Hawaii Revised Statutes, is
11 amended to read as follows:

12 "**§46-88 Agricultural buildings and structures; exemptions**
13 **from building permit and building code requirements.** (a)

14 Notwithstanding any law to the contrary, the following
15 agricultural buildings, structures, and appurtenances thereto
16 that are not used as dwellings or lodging units are exempt from
17 building permit and building code requirements where they are no
18 more than one thousand square feet in floor area:

19 (1) Nonresidential manufactured pre-engineered commercial
20 buildings and structures;



- 1 (2) Single stand alone recycled ocean shipping or cargo
2 containers that are used as nonresidential commercial
3 buildings and are properly anchored;
- 4 (3) Notwithstanding the one thousand square foot floor
5 area restriction, agricultural shade cloth structures,
6 cold frames, or greenhouses not exceeding twenty
7 thousand square feet in area per structure; provided
8 that where multiple structures are erected, the
9 minimum horizontal separation between each shade cloth
10 structure, cold frame, or greenhouse is fifteen feet;
- 11 (4) Aquacultural or aquaponics structures, including
12 above-ground water storage or production tanks,
13 troughs, and raceways with a maximum height of six
14 feet above grade, and in-ground ponds and raceways,
15 and piping systems for aeration, carbon dioxide, or
16 fertilizer or crop protection chemical supplies within
17 agricultural or aquacultural production facilities;
- 18 (5) Livestock watering tanks, water piping and plumbing
19 not connected to a source of potable water, or
20 separated by an air gap from such a source;



- 1 (6) Non-masonry fences not exceeding ten feet in height
2 and masonry fences not exceeding six feet in height;
- 3 (7) One-story masonry or wood-framed buildings or
4 structures with a structural span of less than twenty-
5 five feet and a total square footage of no more than
6 one thousand square feet, including farm buildings
7 used as:
- 8 (A) Barns;
- 9 (B) Greenhouses;
- 10 (C) Farm production buildings including aquaculture
11 hatcheries and plant nurseries;
- 12 (D) Storage buildings for farm equipment or plant or
13 animal supplies or feed; or
- 14 (E) Storage or processing buildings for crops;
15 provided that the height of any stored items
16 shall not collectively exceed twelve feet in
17 height;
- 18 (8) Raised beds containing soil, gravel, cinders, or other
19 growing media or substrates with wood, metal, or
20 masonry walls or supports with a maximum height of
21 four feet;



1 (9) Horticultural tables or benches no more than four feet
2 in height supporting potted plants or other crops; and

3 (10) Nonresidential indigenous Hawaiian hale that do not
4 exceed five hundred square feet in size, have no
5 kitchen or bathroom, and are used for traditional
6 agricultural activities or education;

7 provided that the buildings, structures, and appurtenances
8 thereto comply with all applicable state and county zoning
9 codes.

10 (b) Notwithstanding the one thousand square foot floor
11 area restriction in subsection (a), the following buildings,
12 structures, and appurtenances thereto shall be exempt from
13 building permit requirements when compliant with relevant
14 building codes or county, national, or international
15 prescriptive construction standards:

16 (1) Nonresidential manufactured pre-engineered and county
17 pre-approved commercial buildings and structures
18 consisting of a total square footage greater than one
19 thousand square feet but no more than eight thousand
20 square feet; and



1 (2) One-story wood-framed or masonry buildings or
2 structures with a structural span of less than twenty-
3 five feet and a total square footage greater than one
4 thousand square feet but no more than eight thousand
5 square feet constructed in accordance with county,
6 national, or international prescriptive construction
7 standards, including buildings used as:

8 (A) Barns;

9 (B) Greenhouses;

10 (C) Farm production buildings, including aquaculture
11 hatcheries and plant nurseries;

12 (D) Storage buildings for farm equipment, plant or
13 animal supplies, or feed; or

14 (E) Storage or processing buildings for crops;
15 provided that the height of any stored items
16 shall not collectively exceed twelve feet in
17 height.

18 (c) The exemptions in subsections (a) and (b) shall apply;
19 provided that:

20 (1) The aggregate floor area of the exempted agricultural
21 buildings shall not exceed:



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- 1 (A) Five thousand square feet per zoning lot for lots
2 of two acres or less;
- 3 (B) Eight thousand square feet per zoning lot for
4 lots greater than two acres but not more than
5 five acres; and
- 6 (C) Eight thousand square feet plus two per cent of
7 the acreage per zoning lot for lots greater than
8 five acres; provided that each exempted
9 agricultural building is compliant with the
10 square foot area restrictions in subsection (a)
11 or subsection (b);
- 12 (2) The minimum horizontal separation between each
13 agricultural building, structure, or appurtenance
14 thereto is fifteen feet;
- 15 (3) The agricultural buildings, structures, or
16 appurtenances thereto are located on a commercial farm
17 or ranch and are used for general agricultural or
18 aquacultural operations, or for purposes incidental to
19 such operations;
- 20 (4) The agricultural buildings, structures, or
21 appurtenances thereto are constructed or installed on



1 property that is used primarily for agricultural or
2 aquacultural operations, and is two or more contiguous
3 acres in area or one or more contiguous acres in area
4 if located in a nonresidential agricultural or
5 aquacultural park;

6 (5) An owner or occupier, that intends to utilize the
7 exemptions under this section, shall provide written
8 notice to the appropriate county agency of the size,
9 type, and location of the proposed building,
10 structure, related appurtenances, or development. No
11 work shall commence until the county agency has
12 determined that a building permit for the proposed
13 building, structure, related appurtenances, or
14 development is not required for compliance with
15 county, state, or federal floodplain management
16 development standards, ordinances, codes, statutes,
17 rules, or regulations pursuant to the National Flood
18 Insurance Program requirements;

19 (6) The appropriate county agency shall certify the
20 building, structure, related appurtenances, or
21 development within thirty calendar days upon the



1 receipt of the written notice from the owner or
2 occupier, pursuant to paragraph (5);

3 ~~[-(5)]~~ (7) ~~[Upon completion of construction or installation,~~
4 ~~the]~~ The owner or occupier shall provide a final as-
5 built written notice to the appropriate ~~[county fire~~
6 ~~department and]~~ county building permitting agency of
7 the final as-built size, type, and ~~[locations]~~
8 location of the building, structure, ~~[or appurtenance~~
9 ~~thereto.]~~ related appurtenances, or development. Such
10 final as-built written notification shall be provided
11 to the county ~~[agencies]~~ agency within thirty calendar
12 days of the completion, occupancy, or use of the
13 building, structure, ~~[or appurtenance thereto.]~~
14 related appurtenances, or development. Failure to
15 provide such written notice may void the building
16 permit or building code exemption, or both, which
17 voidance for such failure is subject to the sole
18 discretion of the appropriate county building
19 permitting agency;

20 ~~[-(6)]~~ (8) No electrical power and no plumbing systems shall
21 be connected to the building or structure without



1 first obtaining the appropriate county electrical or
2 plumbing permit, and all such installations shall be
3 installed under the supervision of a licensed
4 electrician or plumber, as appropriate, and inspected
5 and approved by an appropriate county or licensed
6 inspector or, if a county building agency is unable to
7 issue an electrical permit because the building or
8 structure is permit-exempt, an electrical permit shall
9 be issued for an electrical connection to a meter on a
10 pole beyond the permit-exempt structure in accordance
11 with the installation, inspection, and approval
12 requirements in this paragraph;

13 [~~(7)~~] (9) Disposal of wastewater from any building or
14 structure constructed or installed pursuant to this
15 section shall comply with chapter 342D; and

16 [~~(8)~~] (10) Permit-exempt structures shall be exempt from
17 any certificate of occupancy requirements.

18 (d) As used in this section:

19 "Agricultural building" means a development, including a
20 nonresidential building or structure, built for agricultural or
21 aquacultural purposes, located on a commercial farm or ranch



1 constructed or installed to house farm or ranch implements,
2 agricultural or aquacultural feeds or supplies, livestock,
3 poultry, or other agricultural or aquacultural products, used in
4 or necessary for the operation of the farm or ranch, or for the
5 processing and selling of farm or ranch products.

6 "Agricultural operation" means the planting, cultivating,
7 harvesting, processing, or storage of crops, including those
8 planted, cultivated, harvested, and processed for food,
9 ornamental, grazing, feed, or forestry purposes, as well as the
10 feeding, breeding, management, and sale of animals including
11 livestock, poultry, honeybees, and their products.

12 "Appurtenance" means an object or device in, on, or
13 accessory to a building or structure, and which enhances or is
14 essential to the usefulness of the building or structure,
15 including but not limited to work benches, horticultural and
16 floricultural growing benches, aquacultural, aquaponic, and
17 hydroponic tanks, raceways, troughs, growbeds, and filterbeds,
18 when situated within a structure.

19 "Aquacultural operation" means the propagation,
20 cultivation, farming, harvesting, processing, and storage of
21 aquatic plants and animals in controlled or selected



1 environments for research, commercial, or stocking purposes and
2 includes aquaponics or any growing of plants or animals in or
3 with aquaculture effluents.

4 "Development" means any manmade change to improved or
5 unimproved real estate, including but not limited to buildings
6 or other structures, mining, dredging, filling, grading, paving,
7 excavation or drilling operations, or storage of equipment or
8 materials.

9 "Dwelling" means a structure, or part of a structure, which
10 is used as a home, residence, or sleeping place by one person or
11 by two or more persons maintaining a common household, to the
12 exclusion of all others.

13 "Manufactured pre-engineered commercial building or
14 structure" means a building or structure whose specifications
15 comply with appropriate county codes, and have been pre-approved
16 by a county or building official.

17 "Nonresidential building or structure" means a building or
18 structure, including an agricultural building, that is used only
19 for agricultural or aquacultural operations and is not intended
20 for use as, or used as, a dwelling.



1 (e) This section shall not apply to buildings or
2 structures otherwise exempted from building permitting or
3 building code requirements by applicable county ordinance.

4 (f) This section shall not be construed to supersede
5 public or private lease conditions.

6 (g) This section shall not apply to [~~the construction or~~
7 ~~installation of any building or structure~~] development on land
8 in [~~an~~] the state land use, urban district.

9 (h) The State or any county shall not be liable for claims
10 arising from the construction of agricultural buildings,
11 structures, [~~or~~] related appurtenances, or other development
12 [~~thereto~~] exempt from the building code and permitting process
13 as described in this section, unless the claim arises out of
14 gross negligence or intentional misconduct by the State or
15 county.

16 (i) This section shall not apply to buildings or
17 structures used to store pesticides or other hazardous material
18 unless stored in accordance with federal and state law.

19 (j) This section does not exempt any new or existing
20 agricultural buildings, structures, related appurtenances, or
21 other development from building permit requirements and other



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1 requirements of county, state, or federal floodplain management
 2 development standards, ordinances, codes, statutes, rules, or
 3 regulations, pursuant to National Flood Insurance Program
 4 requirements.

5 [-(j)-] (k) Failure to comply with the conditions of this
 6 section shall result in penalties consistent with county
 7 building department provisions."

8 SECTION 3. This Act does not affect rights and duties that
 9 matured, penalties that were incurred, and proceedings that were
 10 begun before its effective date.

11 SECTION 4. Statutory material to be repealed is bracketed
 12 and stricken. New statutory material is underscored.

13 SECTION 5. This Act shall take effect upon its approval.
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INTRODUCED BY:

[Handwritten signatures and names]

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JAN 25 2017



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Report Title:

Land Use; National Flood Insurance Program (NFIP); Counties

Description:

Amends the county exemptions from building permit and building code requirements to ensure that Hawaii's communities are not suspended from participation in the NFIP.

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

