
A BILL FOR AN ACT

RELATING TO HOME RENOVATIONS.

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

1 SECTION 1. The legislature finds that the costs of housing
2 renovations in Hawaii are extremely high. These costs have
3 further increased due to the impact of the coronavirus disease
4 2019 pandemic on building materials and supply chains. Hawaii's
5 geographic location also adds to the cost of simple renovations
6 due to shipping and high labor costs.

7 The legislature further finds that making a house
8 accessible, renovating a bathroom, or modernizing a kitchen adds
9 to home renovation costs and requires a licensed professional
10 engineer or architect for the renovation based on certain cost
11 amounts for work on a particular structure. The legislature
12 also finds that the cost valuations for work on buildings, which
13 are established by statute, are outdated and have not been
14 updated since 1979.

15 The legislature recognizes that while safeguards for life,
16 health, and property are critical, simple renovations should not
17 require the approval of a licensed professional engineer or



1 licensed architect. This work can be done proficiently by a
2 professional draftsman, engineering technician, or
3 architectural technician. Past legislatures recognized the need
4 to exempt certain building projects of lower values from chapter
5 464, Hawaii Revised Statutes (chapter 464), which regulates the
6 practices of professional engineering, architecture, land
7 surveying, and landscape architecture in the State. The
8 legislature therefore finds that it is necessary to update the
9 statute to reflect current valuation costs for work on buildings
10 to qualify for an exemption from chapter 464.

11 In addition, the legislature finds that chapter 464 does
12 not exempt building permit applicability, although the counties
13 comply with the International Building Code and related codes as
14 adopted by the state building code council. The codes include
15 structural, electrical, and plumbing requirements. To help
16 reduce the high costs of living in the State, updating the cost
17 valuations of work on buildings should save homeowners between
18 \$2,000 and \$6,000 on any given renovation project.

19 The purpose of this Act is to:

20 (1) Update the cost valuations of work on certain
21 residences for the work to qualify for an exemption



1 from the requirement under chapter 464 for plans and
2 specifications to be prepared by a licensed engineer
3 or architect; and

4 (2) Clarify work that is not exempt from the requirements
5 of chapter 464.

6 SECTION 2. Section 464-13, Hawaii Revised Statutes, is
7 amended to read as follows:

8 **"§464-13 Structures exempted from provisions of chapter.**

9 (a) The provisions of this chapter shall not apply to work in
10 respect to any privately owned or privately controlled one-
11 storied building[~~, dwelling,~~] or structure, the estimated cost
12 of which does not exceed \$40,000, nor to any privately
13 controlled two-storied building[~~, dwelling,~~] or structure, the
14 estimated cost of which does not exceed \$35,000. [~~However, no~~
15 ~~structure, dwelling, or building in which the principal~~
16 ~~structural members consist of reinforced concrete or structural~~
17 ~~steel having riveted, bolted, or welded connections shall be~~
18 ~~exempted from this chapter.]~~

19 (b) The provisions of this chapter shall not apply to work
20 in respect to any privately owned or privately controlled one-
21 storied [~~structure, which is used primarily as a]~~ residence, the



1 estimated cost of which does not exceed [~~\$50,000~~] \$180,000, nor
2 to any privately owned or privately controlled two-storied
3 [~~structure, which is used primarily as a~~] residence, the cost of
4 which does not exceed [~~\$45,000~~] \$162,000.

5 (c) Whenever the exemption provided for in subsection (b)
6 is applied to the construction of a new [~~building~~] residence,
7 it shall be noted and recorded with the bureau of conveyances.

8 (d) Notwithstanding subsections (a) and (b), the following
9 work shall not be exempt from the requirements of this chapter:

10 (1) Any building, structure, or residence in which the
11 principal structural members consist of reinforced
12 concrete or structural steel having riveted, bolted,
13 or welded connections;

14 (2) Any structure or improvement for which the State, a
15 county, or political subdivision requires the use of
16 an appropriately licensed design professional,
17 including but not limited to:

18 (A) Structures within special management areas, flood
19 hazard areas, and special design districts; or

20 (B) Improvements resulting from conditional use or
21 other discretionary zoning permits, code



1 compliances or variances, and building permit
2 expediting procedures; and
3 (3) Any improvement resulting from rules established by a
4 landowner or an association of owners for private
5 property owned by the landowner or association of
6 owners."

7 SECTION 3. Statutory material to be repealed is bracketed
8 and stricken. New statutory material is underscored.

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

Report Title:

Home Renovations; Cost Valuations for Work; Construction
Projects; Professional Engineers; Architects; Exemption

Description:

Updates the cost valuations of work on certain residences for
the work to qualify for an exemption from the requirement that
plans and specifications for construction projects be prepared
by a licensed engineer or architect. Clarifies work that is not
exempt from these requirements. (CD1)

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