



# HAWAII STATE ENERGY OFFICE STATE OF HAWAII

JOSH GREEN, M.D.  
GOVERNOR

MARK B. GLICK  
CHIEF ENERGY OFFICER

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Testimony of  
**MARK B. GLICK, Chief Energy Officer**

before the  
**HOUSE COMMITTEE ON HOUSING**

Friday, February 3, 2023  
9:00 AM  
State Capitol, Conference Room 312 and Videoconference

In **OPPOSITION** to  
**HB 681**

## **RELATING TO STATE BUILDING CODES.**

Chair Hashimoto, Vice Chair Aiu, and Members of the Committee, the Hawaii State Energy Office (HSEO) opposes adoption of HB 681, which exempts any code with an official publication date within four years of the prior code publication date from certain adoption requirements. HSEO's testimony is guided by its mission to promote energy efficiency, renewable energy, and clean transportation to help achieve a resilient, clean energy, decarbonized economy.

Hawai'i Revised Statutes 107-24 states that "the adoption of a code or standard shall be within two years of the official publication date of the code or standard." The intent of HRS 107-24 is to synchronize Hawai'i's code adoption cycle with the national cycle which updates codes every three years. The intent of updating building codes is to ensure the health, safety, and welfare of building occupants.

Amending HRS 107-24 to exempt codes from following the national three-year update cycle would slow down code adoption and adversely affect building occupants and potential future FEMA funding. Hawai'i's eligibility for FEMA funding for disaster mitigation, resilience and recovery is determined in part by scores for hazard-resistant building codes and standards.

Thank you for the opportunity to testify.



February 2, 2023

**Committee:** House Committee on Housing  
**Bill Number:** HB 681, Relating to State Building Codes  
**Hearing Date and Time:** February 3, 2023 at 9:00am  
**Re:** Testimony of HPM Building Supply in Support

Dear Chair Hashimoto, Vice Chair Aiu, and Committee Members:

I would like to submit this letter and testimony written in support of HB 681, Relating to the State Building Code. HB 681 seeks to exempt any code with an official publication date within four years of the prior code publication date.

HPM Building Supply is a 101-year-old company that has been helping Hawaii build better since its founding in 1921. In my role as President and CEO of HPM Building Supply, I lead our company's 17 locations and facilities with over 500 employees on all major Hawaiian Islands. Our guiding philosophy is to help our customers build better and live better by enhancing homes, improving lives, and transforming communities. HPM has been providing homeowners & contractors in our community with HPM package homes for 40 years, with additional services such as home planning, design and drafting services.

This bill would allow local building officials and design professional more time to interpret, understand and make proper amendments to the proposed family of codes. Jurisdictions are also able to develop code standards based off each island's unique environment. The current code adoption cycle is not enough time for the industry to review changes and financial impact to homeowners and builders.

Thank you for the opportunity to provide testimony in support on HB 681. I strongly encourage your support and passage of this measure.

Sincerely,

Jason Fujimoto  
President & CEO



**LATE**

**HB-681**

Submitted on: 2/2/2023 9:05:56 AM

Testimony for HSG on 2/3/2023 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Marshall Hickox	Homeworks Construction, Inc.	Support	Written Testimony Only

Comments:

Homeworks Construction is a design build firm. Many issues with permitting have to do with our staff as well as DPP and other outside agencies trying to "keep up" with the ever-changing codes. Giving time for everyone to "catch up" and for plans and permitting of projects that take some time, this will allow everyone to stay in compliance. This is a smart and logical bill to pass.

**Regards**

**Marshall R. Hickox**

**LATE**



**HOUSE COMMITTEE ON HOUSING  
State Capitol  
415 South Beretania Street  
9:00 AM**

**February 3, 2023**

RE: HB 681 - RELATING TO STATE BUILDING CODES

Chair Hashimoto, Vice Chair Aiu, and members of the committee:

My name is Max Lindsey, 2023 Government Relations Committee Chair of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA Hawaii is in strong support of HB 681, Relating to State Building Codes. This bill exempts any code with an official publication date within four years of the prior code publication date from certain adoption requirements.

This bill is necessary to help the building industry more efficiently and consistently build housing. Currently, the building code goes through numerous changes regularly, causing confusion, delays, and constant added cost. The current State Building Code Council does not take into consideration the cost implications of adopting new codes. Nationally, many of the new codes have mandates built-in that manufacturers and special interest groups have embedded into new code revisions. Certain mandates are not intended to protect the public health or safety, and ultimately increase the cost of housing. Allowing more time to pass between changes in the building codes will help improve efficiency and clarity.

Hawaii is in a major housing crisis, which continues to worsen. As the Legislature is aware, the cost of housing in Hawaii is extremely high, with Oahu's median price of homes being currently over \$1 million. Approximately 153,967 U.S. households are priced out of buying a home for every \$1000 increase in price, according to the National Association of Home Builders (NAHB). We are in support of legislation that would allow for the building of much-needed housing at every price point in Hawaii.

Thank you for the opportunity to share our strong support for HB 681.



February 2, 2023

Representative Troy Hashimoto, Chair  
Representative Micah Aiu, Vice Chair  
Committee on Housing

RE: **HB 681 - Relating to Historic Preservation**  
**Hearing date: February 3, 2023 at 9:00AM**

Aloha Chair Hashimoto, Vice Chair Aiu and members of the committee,

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii in **SUPPORT** on HB 681. NAIOP Hawaii is the local chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

HB 681 This bill exempts any code with an official publication date within four years of the prior code publication date from certain adoption requirements.

NAIOP finds that this bill is necessary to help the developers more efficiently and consistently build housing for Hawaii residents. As it stands, the building code goes through numerous changes regularly, causing confusion, delays, and constant added cost. Developers are consistently challenged with having to determine discrepancies in the code which further delay the development of affordable housing projects in our state.

The current State Building Code Council does not take into consideration the cost implications of adopting new codes. Nationally, many of the new codes have mandates built-in embedded into new code revisions by special interest groups without consideration of the impacts. Certain mandates are not intended to protect the public health or safety, and ultimately increase the cost of housing. Providing additional time between changes in the building codes will improve efficiency and add clarity for developers.

Ultimately, Hawaii is in a major housing crisis, which continues to worsen. As the Legislature is aware, the cost of housing in Hawaii is extremely high, with Oahu's median price of homes being currently over \$1 million. NAIOP Hawaii supports this legislation which will increase the development industry's ability to provide housing at all levels in a more timely and efficient manner.

Representative Troy Hashimoto, Chair  
Representative Micah Aiu, Vice Chair  
Committee on Housing  
February 2, 2023  
Page 2

Thank you for the opportunity to share our strong support for HB 681.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read "Camp", with a stylized flourish at the end.

Jennifer Camp, President  
NAIOP Hawaii

**COMPLETE  
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CORP.**

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**LATE**

House Committee on Housing  
State Capitol  
415 Beretania St.  
9:00 AM

February 3, 2023

RE: HB681 – RELATING TO STATE BUILDING CODES

Chair Hashimoto, Vice Chair Aiu, and members of the committee,

I am writing in **STRONG SUPPORT** of HB681 Relating to State Building Codes. In order to understand the dire need for this important legislation it is necessary to provide a quick overview of the code writing and adoption process.

Codes begin as “Model Codes” created by independent Non-Government Organizations (NGO’s). Altogether three NGO’s write the 7 Model Codes that are adopted at the State and Local level in Hawaii. 4 of these codes are written by the International Code Council (ICC). The ICC follows a 3-year cycle for updating codes. Keep in mind two important points; 1) 3-years is an arbitrary time frame selected by an NGO and 2) The ICC makes a lot of money selling code books.

Once a Model Code is completed it is reviewed and amended for local conditions by the State Building Code Council (SBCC). Once the SBCC adopts a code it is then up to each County to adopt the State version of the model code as is or with amendments within 2 years. What this means in practical terms is that currently the ICC is working on 2024 codes, The SBCC is working on the 2021 codes, the counties are working on the 2018 codes and we are building under the 2012 codes. To attempt to keep this straight carries some obvious complexities.

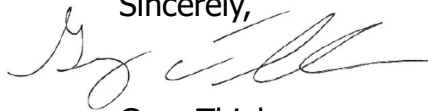
This current structure is a problem for both the regulators and the regulated. As soon as a government agency is finished with a code they must take two distinct actions at once. First, they must train their staff on the newly adopted code and second, already begin reviewing it’s replacement. While this is not the only cause of our permitting woes, it certainly isn’t helping. From the design and building community side there is a great deal of confusion on

how to build appropriately. For example we are still building under 2012 codes, but projects in for permitting won't be issued until the 2018 code is adopted. Also if someone designs State projects and County projects they are always on different codes.

All of this is happening at this frenetic pace because the ICC wants to sell code books every 3 years. It is imperative that we slow this process down to a more manageable level for everyone involved. There are some bills that allow for a more extended timeline for adoption, however this will still require a review of every code published. The beauty of HB681 is that it allows all of the relevant agencies to skip one code cycle. This will allow for all parties to have a greater period of stability, reduce training demands and allow for a deeper and more thoughtful review of new Model Codes.

For these reasons I humbly ask for your support of HB681.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Thielen', written in a cursive style.

Greg Thielen  
President/RME



**LATE**



February 3, 2023

TO: HONORABLE TROY HASHIMOTO, CHAIR, HONORABLE MICAH AIU, VICE CHAIR, COMMITTEE ON HOUSING

SUBJECT: **SUPPORT OF H.B. 681, RELATING TO STATE BUILDING CODES.**  
Exempts any code with an official publication date within four years of the prior code publication date from certain adoption requirements.

HEARING

DATE: Friday, February 3, 2023  
TIME: 9:00 a.m.  
PLACE: Capitol Room 312

Dear Chair Hashimoto, Vice Chair Aiu and Members of the Committee,

The General Contractors Association of Hawaii (GCA) is an organization comprised of approximately five hundred (500) general contractors, subcontractors, and construction related firms. The GCA was established in 1932 and is the largest construction association in the State of Hawaii. Our mission is to elevate Hawaii’s construction industry and strengthen the foundation of our community.

GCA is in support of H.B. 681, which exempts any code with an official publication date within four years of the prior code publication date from certain adoption requirements.

Currently, the building code goes through numerous changes regularly, causing confusion, delays, and constant added cost. Nationally, many of the new codes have mandates built-in that manufacturers and special interest groups have embedded into new code revisions. Certain mandates are not intended to protect the public health or safety, and ultimately increase the cost of housing. Allowing more time to pass between changes in the building codes will help improve efficiency and clarity.

Hawaii is in a major housing crisis, which continues to worsen. As the Legislature is aware, the cost of housing in Hawaii is extremely high, with Oahu’s median price of homes being currently over \$1 million. Approximately 153,967 U.S. households are priced out of buying a home for every \$1000 increase in price, according to the National Association of Home Builders (NAHB). We are in support of legislation that would allow for the building of much-needed housing at every price point in Hawaii.

Thank you for the opportunity to share our support for HB 681.

QUALITY PEOPLE. QUALITY PROJECTS

**LATE**

**LATE**

**HB-681**

Submitted on: 2/3/2023 8:23:04 AM

Testimony for HSG on 2/3/2023 9:00:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ted Bohlen	Climate Protectors Hawaii	Oppose	Written Testimony Only

Comments:

Keeping building codes up to date is very important for protecting the climate, as building efficiency has effects for decades. Hawaii has declared a climate emergency Four years is too long an exemption!

Climate Protectors Hawaii respectfully asks you to defer or hold this bill.



**LATE**

February 2, 2023

Representative Troy N. Hashimoto, Chair  
Representative Micah P.K. Aiu, Vice Chair  
Members of the House Committee on Housing  
Thirty-First Legislature, Regular Session of 2022

RE: **HB 681 – RELATING TO STATE BUILDING CODES**  
**Hearing Date: February 3, 2023 at 9:00 am**

Aloha Chair Hashimoto, Vice Chair Aiu and Members of the Committee,

Mahalo for the opportunity to submit testimony on behalf of D.R. Horton Hawaii LLC (“D.R. Horton”) in **SUPPORT** of HB 681 – RELATING TO THE STATE BUILDING CODES. D.R. Horton is one of Hawaii’s largest home builders and has been providing affordable housing and first-time buyer homes for Hawaii’s families throughout the State for fifty years. D.R. Horton is a leader in building quality and sustainable home designs and has adopted an overall sustainability plan for its Ho’opili master planned community on the West side of Oahu.

HB 681 would exempt any code with an official publication date within four years of the prior code publication date from certain adoption requirements. The primary purpose of code adoption is to set minimum requirements of the built environment that protect the life, health and safety of its occupant. D.R. Horton absolutely agrees that it is of utmost importance to comply with appropriate building standards to ensure life, health and safety. It is equally important to adopt these building standards in an efficient, methodical and sustainable manner that provides clarity and certainty. Unfortunately, the current frequency of code adoption required by Section 107-24 of the Hawaii Revised Statutes does not do this. While well intentioned, the current adoption protocol unintentionally:

- Creates a challenging and time sensitive task for State and County building officials to effectively and comprehensively review, seek community feedback, amend and adopt,
- Requires County building departments to review building permit applications against two, sometimes three, different code editions at any given time depending on when the building permit applications were submitted,
- Creates confusion and uncertainty in the design and building industry as to effective dates of code editions relative to development schedules, including housing projects.

HB 681 would provide a balance allowing appropriate code adoption to ensure life, health and safety is maintained while providing a practical approach that brings much needed clarity to the overall process.

Oahu · Maui · Hawaii Island · Kauai

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[www.drhorton.com/hawaii](http://www.drhorton.com/hawaii)

This balance will ultimately create inherent efficiency at the State, County, industry and public levels. Most importantly, HB 681 will enable us to move in a positive direction towards solving our housing crisis by reducing confusion and creating certainty in the process, what we all collectively hope for.

For these reasons, D.R. Horton strongly urges the committee to pass HB 681. Mahalo for your time and consideration, it is much appreciated.

Sincerely,

Tracy Tonaki  
President  
D.R. Horton - Hawaii Division