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# A BILL FOR AN ACT

RELATING TO THE STATE BUILDING CODE.

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

1           SECTION 1. The legislature finds that Hawaii is in a major  
2 housing crisis that continues to worsen. Residents of Hawaii  
3 face the highest housing costs in the nation. Median housing  
4 costs are 2.7 times the national level. Over the past year, the  
5 median price of a single-family home sold in Hawaii was  
6 \$825,000, and the median condominium price was \$600,000. Median  
7 single-family home and condominium prices have more than tripled  
8 since the 1990s. These costs have further increased due to the  
9 impact of the coronavirus pandemic on building materials and  
10 supply chains. Hawaii's geographic location also adds to the  
11 cost of housing due to shipping costs and high labor costs.

12           The legislature further finds that over the past two years,  
13 the share of households in the State who can afford mortgage  
14 payments on the median single-family home has fallen from forty-  
15 four per cent to thirty per cent, meaning fewer than one in  
16 three households can afford the typical single-family home.  
17 Fewer than half of households can afford the median condominium.



1           The legislature additionally finds that high housing costs  
2 lower the standard of living for residents and hinder the  
3 State's ability to attract workers. Some households are forced  
4 to live in crowded conditions, some leave the State to find  
5 housing elsewhere, and some are forced to survive without  
6 housing at all.

7           The legislature also finds that with chronic understaffing  
8 across county departments, county building division employees  
9 are spending significant time and resources on constant code  
10 updates, which takes time away from plan review and inspections.  
11 Regular changes to the code also lead to unfamiliarity among  
12 private design professionals and public-sector plan reviewers  
13 and inspectors, resulting in delays in permit approval. This  
14 situation increases the cost and leads to uncertainty in  
15 construction in Hawaii.

16           Therefore, the purpose of this Act is to require:

17           (1) The state building code council to adopt, amend, or  
18           update the International Building Code and  
19           International Residential Code, as published by the  
20           International Code Council, within two years of every  
21           other official publication of the applicable code; and



1           (2) Provide that if a county does not amend the Hawaii  
 2           state building codes within the required two-year time  
 3           frame, the Hawaii state building codes will become  
 4           applicable as an interim county building code, until  
 5           superseded by the adoption of an amended version of  
 6           the Hawaii state building codes or standards by the  
 7           county.

8           SECTION 2. Section 107-24, Hawaii Revised Statutes, is  
 9           amended by amending subsection (c) to read as follows:

10           "(c) The council shall adopt, amend, or update codes and  
 11           standards identified in section 107-25 on a staggered basis as  
 12           established by the council; provided that:

13           (1) The adoption, amendment, or update of a code or  
 14           standard shall be within two years of the official  
 15           publication date of the code or standard[~~7~~]; and

16           (2) The adoption, amendment, or update of the  
 17           International Building Code and International  
 18           Residential Code, as published by the International  
 19           Code Council, shall be within two years of every other  
 20           official publication of the applicable code,



1 pursuant to chapter 92, and exempt from the requirements of  
2 chapter 91.

3 If the council does not adopt a code or standard identified  
4 in section 107-25 within the two-year time period, that code or  
5 standard shall automatically become part of the Hawaii state  
6 building code until superseded by the adoption of an amended  
7 version of the code or standard by the council pursuant to this  
8 subsection."

9 SECTION 3. Section 107-28, Hawaii Revised Statutes, is  
10 amended by amending subsection (b) to read as follows:

11 "(b) If a county does not amend the Hawaii state building  
12 codes within the two-year time frame, the Hawaii state building  
13 codes shall become applicable as ~~[and]~~ the interim county  
14 building code[-], until superseded by the adoption of an amended  
15 version of the Hawaii state building codes or standards by the  
16 county pursuant to this section."

17 SECTION 4. Statutory material to be repealed is bracketed  
18 and stricken. New statutory material is underscored.

19 SECTION 5. This Act shall take effect on July 1, 3000.



**Report Title:**

Hawaii State Building Codes; International Building Code;  
International Residential Code; Code Cycles; Counties

**Description:**

Requires that the adoption, amendment, or update of the International Building Code and International Residential Code by the State Building Code Council be within two years of every other official publication date of the applicable code or standard. Provides that if a county does not amend the Hawaii State Building Codes within the required two-year time frame, the Hawaii State Building Codes will become applicable as the interim county building code, until superseded by the adoption of an amended version of the Hawaii State Building Codes or standards by the county. 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.*

