
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 disease 2019 pandemic on building
10 materials and supply chains. Hawaii's geographic location also
11 adds to the cost of housing due to shipping costs and high labor
12 costs.

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



1 three households can afford the typical single-family home.
2 Fewer than half of households can afford the median condominium.

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

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

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

19 (1) The state building code council to adopt, amend, or
20 update the International Building Code and
21 International Residential Code, as published by the



1 International Code Council, within two years of every
 2 other official publication of the applicable code; and
 3 (2) Provide that if a county does not amend the Hawaii
 4 state building codes within the required two-year time
 5 frame, the Hawaii state building codes will become
 6 applicable as an interim county building code, until
 7 superseded by the adoption of an amended version of
 8 the Hawaii state building codes or standards by the
 9 county.

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

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

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

18 (2) The adoption, amendment, or update of the
 19 International Building Code and International
 20 Residential Code, as published by the International



1 Code Council, shall be within two years of every other
2 official publication of the applicable code,
3 pursuant to chapter 92, and exempt from the requirements of
4 chapter 91.

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

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

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

19 SECTION 4. Statutory material to be repealed is bracketed
20 and stricken. New statutory material is underscored.

21 SECTION 5. This Act shall take effect on July 1, 2491.



Report Title:

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

Description:

Requires the State Building Code Council to adopt, amend, or update the International Building Code and International Residential Code 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. Takes effect 7/1/2491. (SD1)

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