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# A BILL FOR AN ACT

RELATING TO BUILDING PERMITS.

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

1           SECTION 1. Chapter 46, Hawaii Revised Statutes, is amended  
2 by adding a new section to be appropriately designated and to  
3 read as follows:

4           "§46- Maintenance and repairs; group U structures;

5 remodeling; exemptions from building permit requirements. (a)

6 Notwithstanding any law to the contrary, the following shall be

7 exempt from the requirement to obtain any county permit when

8 located in areas outside of a special management area delineated

9 pursuant to chapter 205A:

10           (1) Repairs that involve the replacement of component  
11 parts of existing work with like-for-like materials  
12 for the purpose of maintenance, without regard to the  
13 value of the materials or labor; provided that the  
14 repairs do not involve any electrical, plumbing, or  
15 mechanical installations;

16           (2) Group U occupancies that do not exceed one thousand  
17 square feet; and



- 1        (3) Interior remodeling that does not:
- 2            (A) Affect building square footage or the number of
- 3            rooms or bathrooms;
- 4            (B) Modify the location of rooms, walls, or windows;
- 5            or
- 6            (C) Change the use.

7        (b) Notwithstanding subsection (a), an owner or occupier  
8 who intends to:

- 9        (1) Perform exempt repairs and maintenance on any dwelling
- 10        larger than three thousand square feet or structure
- 11        larger than five thousand square feet that has group
- 12        A, B, E, F, H, I, or M occupancy under the
- 13        International Building Code;
- 14        (2) Install a structure larger than one thousand square
- 15        feet with group U occupancy; or
- 16        (3) Perform any interior remodeling work on an existing
- 17        structure,

18 shall submit plans and provide written notice to the appropriate  
19 county agency about the type of proposed work.

20        (c) No work shall commence until the appropriate county  
21 agency has determined that a building permit for the proposed



1 work is not required to comply with federal, state, or county  
2 floodplain management development standards, statutes, rules,  
3 ordinances, codes, or regulations pursuant to National Flood  
4 Insurance Program requirements.

5 (d) The appropriate county agency shall certify the work  
6 within thirty calendar days upon the receipt of the written  
7 notice from the owner or occupier, pursuant to subsection (b).

8 (e) The applicable county fire department and county  
9 building permitting agency may enter the property, upon  
10 reasonable notice to the owner or occupier, to investigate  
11 exempted work for compliance with the requirements of this  
12 section.

13 If entry is refused after reasonable notice is given, the  
14 applicable county fire department or county building permitting  
15 agency may apply to the district court of the circuit in which  
16 the property is located for a warrant, directed to any police  
17 officer of the circuit, commanding the police officer to provide  
18 sufficient aid and to assist the county fire department or  
19 county building permitting agency in gaining entry onto the  
20 property to investigate exempted work for compliance, pursuant  
21 to the requirements of this section.



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

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

6       (h) The State and counties shall not be liable for claims  
7 arising from the performance of work described in this section,  
8 unless the claim arises out of gross negligence or intentional  
9 misconduct by the State or the applicable county.

10       (i) This section shall not be construed to exempt any new  
11 or existing buildings, structures, related appurtenances, or  
12 other work from building permit requirements, underlying zoning  
13 requirements, and other requirements of federal, state, or  
14 county floodplain management development standards, statutes,  
15 rules, ordinances, codes, or regulations, pursuant to National  
16 Flood Insurance Program requirements.

17       (j) Any failure to comply with this section shall result  
18 in penalties that are consistent with those imposed by the  
19 applicable county building permitting agency.

20       (k) As used in this section, "group U occupancy" includes  
21 uninhabited structures, including but not limited to



1 agricultural buildings, aircraft hangars, accessories to one- or  
2 two-family residences, barns, carports, communication equipment  
3 structures, fences, grain silos, livestock shelters, private  
4 garages, retaining walls, sheds, stables, tanks, and towers."

5 SECTION 2. New statutory material is underscored.

6 SECTION 3. This Act shall take effect on July 1, 2050.



**Report Title:**

County Permits; Maintenance; Group U Structures; Remodeling;  
Special Management Areas; Exemptions

**Description:**

Allows for county permit exemptions for certain kinds of activities, including maintenance activities, installing group U structures, and certain interior remodeling work, when located outside a special management area. Effective 7/1/2050. (SD1)

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

