
HOUSE RESOLUTION

REQUESTING THE STATE BUILDING CODE COUNCIL TO ADOPT, AMEND, OR
UPDATE THE STATE BUILDING CODE TO AUTHORIZE POINT ACCESS
BLOCK CONSTRUCTION FOR RESIDENTIAL BUILDINGS UP TO SIX
STORIES IN THE STATE.

1 WHEREAS, existing building code requirements effectively
2 mandate a double-loaded corridor building, where two stairways
3 both access a corridor in the middle of the building with units
4 built on both sides; and

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6 WHEREAS, this generally results in most dwelling units in a
7 double-loaded corridor building being single aspect, meaning
8 daylight only comes from the single exterior wall with little to
9 no cross ventilation; and

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11 WHEREAS, buildings with point access blocks are compact
12 single stair buildings with dwellings that are centered around a
13 stairway and elevator core and have a single point of access
14 vertical corridor leading to the upper levels; and

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16 WHEREAS, point access blocks provide compact, low-carbon,
17 and livable multifamily housing and offer a greater variety of
18 architecture, as well as unit types and sizes, even on small
19 urban lots; and

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21 WHEREAS, dwelling units in buildings with double-loaded
22 corridors typically have smaller units, whereas floor plans for
23 buildings with point access blocks tend to be very flexible,
24 with a higher proportion of units ranging from two- to four-
25 bedrooms; and

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27 WHEREAS, point access blocks offer greater floor plan
28 efficiency, allowing developers to use a greater proportion of
29 the structure for housing units and save money on the
30 construction of extra stairways and connecting hallways; and

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1 WHEREAS, buildings with point access blocks provide better
 2 lighting and ventilation because dwelling units in these
 3 buildings tend to be situated either on a corner or have windows
 4 on opposite sides of the unit, which can reduce the use of air
 5 conditioning; and

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 7 WHEREAS, with modern fire suppressant technology such as
 8 sprinklers, the devastating residential fires that prompted the
 9 building code to require a second access point decades ago are
 10 increasingly rare; and

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 12 WHEREAS, nations with widespread use of point access
 13 blocks, such as Austria, France, and Germany, have much lower
 14 fire death rates than the United States; and

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 16 WHEREAS, the City and County of Honolulu amended its
 17 building code to allow for point access block construction up to
 18 six stories; and

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 20 WHEREAS, developing buildings with point access blocks
 21 presents an innovative solution to increasing the housing supply
 22 and can efficiently utilize the State's limited land area by
 23 creating compact buildings with environmentally friendly floor
 24 plans; now, therefore,

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 26 BE IT RESOLVED by the House of Representatives of the
 27 Thirty-third Legislature of the State of Hawaii, Regular Session
 28 of 2025, that the State Building Code Council is requested to
 29 adopt, amend, or update the State Building Code to authorize
 30 point access block construction for residential buildings up to
 31 six stories in the State; and

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 33 BE IT FURTHER RESOLVED that a certified copy of this
 34 Resolution be transmitted to the Chairperson of the State
 35 Building Code Council.

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 37
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OFFERED BY: _____

MAR - 6 2025

