

JAN 28 2026

A BILL FOR AN ACT

RELATING TO OFF-SITE CONSTRUCTION.

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

1 SECTION 1. The legislature finds that the Simplifying
2 Permitting for Enhanced Economic Development (SPEED) task force
3 was established pursuant to Act 133, Session Laws of Hawaii
4 2025. The SPEED task force brought together various state and
5 county agencies and stakeholders to address issues related to
6 obtaining permits for housing, infrastructure, and other
7 projects. The legislature further finds that the SPEED task
8 force is responsible for identifying actions taken, challenges
9 encountered, and legislative measures needed to facilitate,
10 expedite, and coordinate state and intergovernmental permitting
11 processes.

12 In its initial phase, the SPEED task force split into three
13 permitted interaction groups, each focused on a specific, high-
14 impact segment of the permitting system. The SPEED task force
15 then submitted to the legislature a December 2025 final report
16 of the permitted interaction groups, representing a combined
17 report of the three permitted interaction groups, which outlined



1 findings regarding existing actions and persistent challenges
2 and presented initial recommendations for legislative and
3 administrative measures to improve permitting processes
4 statewide.

5 The December 2025 final report also identified various
6 recommendations for improving housing and infrastructure
7 development in the State. One key recommendation involves off-
8 site construction, which the final report identifies as having
9 the potential to reduce plan-review workloads through the use of
10 standardized designs and state-level certification. Currently,
11 counties expend substantial resources reviewing manufacturer
12 documentation and verifying that off-site or imported building
13 components comply with state building codes, which results in
14 duplicative technical reviews across the counties. The final
15 report recommends that a state-administered certification and
16 inspection program for off-site construction be developed as
17 part of the State's broader housing and infrastructure strategy.

18 Accordingly, the purpose of this Act is to establish and
19 appropriate funds for a working group within the state building
20 code council to develop proposals for an off-site construction
21 program.



1 SECTION 2. (a) There is established within the state
2 building code council an off-site construction working group to
3 develop proposals for an off-site construction program.
4 (b) The off-site construction program shall:
5 (1) Be limited to off-site construction components and
6 designs for single-family homes less than one thousand
7 two hundred square feet;
8 (2) Centralize manufacturer certification and product
9 quality assurance;
10 (3) Curate a library of pre-approved components and
11 designs;
12 (4) Define clear regulations for use and inspection;
13 (5) Establish a process in which a state-level entity
14 would certify factories and standardized models for
15 compliance with state building codes and local
16 conditions, while county agencies would be responsible
17 for site-specific review related to foundations,
18 utilities, installation, and hazard exposure;
19 (6) Develop pre-approved plan sets for common housing
20 types, such as small multi-unit and single-family
21 infill development;



- (7) Include funding to support the off-site construction labor force in the State;
- (8) Include policies to strengthen construction-material supply chains and reduce dependence on import pathways; and
- (9) Be explicitly integrated with zoning, wastewater, and infrastructure planning so that modular units are directed to sites that can support them.

(c) The working group shall consist of the following members:

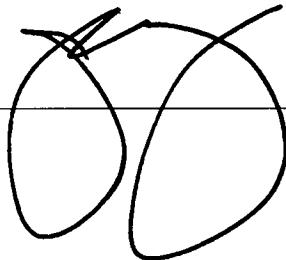
- (1) The chair of the state building code council, or the chair's designee, who shall serve as chair; and
- (2) The director of the office of planning and sustainable development, or the director's designee.

(d) The chair of the working group shall invite the following individuals to serve as members of the working group:

- (1) One representative with architectural experience;
- (2) One representative with engineering experience;
- (3) One representative from a labor organization;
- (4) One representative from a consumer advocacy organization;



INTRODUCED BY:



S.B. NO. 3187

Report Title:

State Building Code Council; Off-site Construction; Working Group; Appropriation

Description:

Implements certain recommendations of the SPEED Task Force. Establishes and appropriates funds for a working group within the State Building Code Council to develop proposals for an off-site construction program.

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