
HOUSE CONCURRENT RESOLUTION

REQUESTING THE STATE BUILDING CODE COUNCIL TO DEVELOP AND ADOPT
BASIC SHELTER STANDARDS TO ENABLE LOW-COST, RAPID-
DEPLOYMENT HOUSING SOLUTIONS.

1 WHEREAS, Hawaii continues to face urgent housing shortages,
2 compounded by high construction costs, labor constraints, and
3 limited buildable land; and
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5 WHEREAS, the current State Building Code requires all new
6 housing to comply with comprehensive standards, including
7 energy-efficient windows, permanent insulation, and individual
8 kitchens and bathrooms, which are appropriate for conventional
9 housing but effectively prohibit low-cost, rapid-deployment
10 housing solutions, such as single-wall plantation homes, Quonset
11 huts, kauhale, and prefabricated accessory dwelling units
12 (ADUs); and
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14 WHEREAS, under gubernatorial emergency proclamations,
15 temporary exemptions from full building code requirements have
16 enabled innovative supportive housing models, including kauhale
17 villages and the rapid deployment of prefabricated ADUs
18 following the August 2023 Maui wildfires; and
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20 WHEREAS, however, these solutions disappear when the
21 emergency proclamations expire, leaving the State without
22 durable tools to provide affordable and emergency housing; and
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24 WHEREAS, section 107-25(6), Hawaii Revised Statutes,
25 expressly authorizes the State Building Code Council to adopt
26 provisions based on nationally published codes or standards,
27 including mechanical standards, hurricane-resistant standards,
28 flood and tsunami standards, and other loss mitigation
29 standards; and
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1 WHEREAS, establishing a new category of basic shelter
2 standards will enable the adoption of minimum standards that
3 ensure housing is safe, sanitary, and structurally sound, while
4 also allowing greater flexibility than full building code
5 requirements; and

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7 WHEREAS, housing constructed under the basic shelter
8 standards is intended to address immediate shelter needs arising
9 from a natural disaster or other emergency and would only be
10 deployed during, or in direct response to, a gubernatorial or
11 county emergency proclamation issued pursuant to chapter 127A,
12 Hawaii Revised Statutes; and

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14 WHEREAS, units constructed under the basic shelter
15 standards are intended for temporary occupancy during the
16 pendency of such emergency proclamation, consistent with the
17 approach taken in Appendix P of the California Building Code,
18 which limits occupancy of emergency housing to the duration of a
19 declared state of emergency, local state of emergency, or
20 shelter crisis; and

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22 WHEREAS, adopting basic shelter standards would also
23 provide a lawful framework for dignified, low-cost housing
24 solutions, and restricting the use of basic shelter standards to
25 projects built or conveyed by government agencies or nonprofit
26 organizations would prevent speculative or profit-driven misuse;
27 now, therefore,

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29 BE IT RESOLVED by the House of Representatives of the
30 Thirty-third Legislature of the State of Hawaii, Regular Session
31 of 2026, the Senate concurring, that the State Building Code
32 Council is requested to develop and adopt basic shelter
33 standards to enable low-cost, rapid-deployment housing
34 solutions; and

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36 BE IT FURTHER RESOLVED that the State Building Code Council
37 is requested to adopt, amend, or update the State Building Code
38 pursuant to its authority under section 107-25(6), Hawaii
39 Revised Statutes, to establish a Basic Shelter Appendix; and
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1 BE IT FURTHER RESOLVED that the State Building Code Council
2 is requested to consider the following suitable reference
3 standards for the new Basic Shelter Appendix:
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- 5 (1) United States Department of Housing and Urban
6 Development (HUD) Housing Quality Standards (24 C.F.R.
7 982.401) and HUD Minimum Property Standards;
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- 9 (2) International Code Council Off-Site Construction
10 Standards (ICC/MBI 1200, 1205, and 1210), including
11 provisions for mechanical, electrical, plumbing,
12 energy efficiency, and water conservation; and
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- 14 (3) Federal Emergency Management Agency and international
15 humanitarian shelter standards, which are recognized
16 benchmarks for emergency and supportive housing; and
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18 BE IT FURTHER RESOLVED that the State Building Code Council
19 is requested to authorize occupancy of housing constructed under
20 the Basic Shelter Appendix only during, or in direct response
21 to, a natural disaster emergency proclamation issued pursuant to
22 chapter 127A, Hawaii Revised Statutes, by the Governor or the
23 relevant county mayor; provided that such authorization be
24 limited to the duration of the applicable proclamation, unless
25 the unit has been converted to permanent habitation as provided
26 herein; and
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28 BE IT FURTHER RESOLVED that the State Building Code Council
29 is requested to develop, as part of the Basic Shelter Appendix,
30 a conversion pathway under which a unit initially constructed
31 under basic shelter standards may be converted to permanent
32 habitation upon a determination by the applicable county
33 building official that the unit, as converted, complies with the
34 Hawaii State Building Code or the standards for manufactured
35 housing under title 24 Code of Federal Regulations part 3280;
36 and
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38 BE IT FURTHER RESOLVED that if a unit initially constructed
39 under basic shelter standards eventually becomes permanent
40 habitation, the unit should be upgraded to comply with the
41 requirements of the Hawaii State Building Code or HUD Housing



1 Quality Standards (24 C.F.R. 982.401) and HUD Minimum Property
2 Standards; and

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4 BE IT FURTHER RESOLVED that the State Building Code Council
5 is requested to consult with county building officials, housing
6 advocates, nonprofit organizations, and industry stakeholders to
7 ensure that the new basic shelter standards protect public
8 health, safety, and welfare, and reflect Hawaii's climate,
9 cultural context, and resilience needs; and

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11 BE IT FURTHER RESOLVED that certified copies of this
12 Concurrent Resolution be transmitted to the Comptroller, Chair
13 of the State Building Code Council, Director of the Hawaii
14 County Department of Public Works, Director of the Department of
15 Planning and Permitting of the City and County of Honolulu,
16 County Engineer of the Kauai County Department of Public Works,
17 and Director of the Maui County Department of Public Works.

