
HOUSE CONCURRENT RESOLUTION

REQUESTING THE STATE BUILDING CODE COUNCIL AND THE COUNTIES TO
ADOPT, AMEND, OR UPDATE THE STATE BUILDING CODES AND COUNTY
BUILDING CODES TO INCORPORATE CERTAIN STANDARDS FOR OFF-
SITE CONSTRUCTION.

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, off-site construction, including modular,
6 panelized, prefabricated, and other industrial building methods,
7 offers opportunities to lower costs, improve quality, accelerate
8 delivery schedules, and reduce environmental impacts compared to
9 traditional on-site construction; and
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11 WHEREAS, the International Code Council (ICC), in
12 partnership with the Modular Building Institute (MBI) and other
13 stakeholders, developed the ICC/MBI 1200, 1205, and 1210
14 Standards for Off-Site Construction, which provide uniform
15 requirements for:
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- 17 (1) Planning, design, fabrication, and assembly (1200
18 Standard);
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20 (2) Inspection and regulatory compliance (1205 Standard);
21 and
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23 (3) Mechanical, electrical, and plumbing systems (1210
24 Standard), including provisions to promote energy
25 efficiency and water conservation as part of Hawaii's
26 broader policy goals for sustainability and
27 resilience; and
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H.C.R. NO. 86

1 WHEREAS, Appendix N of the International Building Code
2 provides a framework for jurisdictions to adopt guidelines for
3 registering repeatable, pre-approved building designs by
4 maintaining a registry of approved designs and utilizing a site-
5 specific application and review process focused on local
6 conditions, thereby reducing duplicative plan reviews and
7 promoting consistency; and

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9 WHEREAS, the adoption of these standards would promote
10 consistency and clarity for designers, builders, regulators, and
11 consumers in Hawaii, thereby encouraging innovation while
12 ensuring safety, durability, and resilience; and

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14 WHEREAS, under section 107-25(6), Hawaii Revised Statutes,
15 the State Building Code Council is expressly authorized to adopt
16 code provisions based on nationally published codes or
17 standards, including mechanical standards, residential and
18 hurricane-resistant standards, flood and tsunami standards, and
19 other loss mitigation standards; and

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21 WHEREAS, the incorporation of the ICC/MBI Standards for
22 Off-Site Construction not only falls squarely within this
23 statutory authority, but also advances the State's goals for
24 disaster preparedness by strengthening building performance in
25 the face of hurricanes, tsunamis, and other natural hazards; and

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27 WHEREAS, alignment with these nationally recognized
28 standards will also support Hawaii's commitment to energy
29 efficiency, water conservation, and sustainable building
30 practices, helping reduce utility burdens for households and
31 improve long-term climate resilience; now, therefore,

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33 BE IT RESOLVED by the House of Representatives of the
34 Thirty-third Legislature of the State of Hawaii, Regular Session
35 of 2026, the Senate concurring, that the State Building Code
36 Council and the counties are requested to adopt, amend, or
37 update the State Building Codes and county building codes to
38 incorporate the International Code Council and Modular Building
39 Institute 1200, 1205, and 1210 Standards for Off-Site
40 Construction; and



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1 BE IT FURTHER RESOLVED that the State Building Code Council
 2 is requested to adopt Appendix N of the International Building
 3 Code and adopt conforming rules to standardize statewide design
 4 registration and pre-approved plans, including rules related to
 5 a central registry of approved replicable designs agreed upon by
 6 each county and a uniform site-specific verification process
 7 limited to local conditions, such as foundation specifications,
 8 wind and seismic parameters, geotechnical considerations, and
 9 utilities; and

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 11 BE IT FURTHER RESOLVED that the State Building Code Council
 12 is requested to consult with county building officials, industry
 13 stakeholders, labor organizations, housing advocates, and other
 14 affected parties to ensure that the incorporation of these
 15 standards is compatible with Hawaii's unique climate,
 16 geographical, and workforce considerations; and

17
 18 BE IT FURTHER RESOLVED that certified copies of this
 19 Concurrent Resolution be transmitted to the Governor,
 20 Comptroller, Chair of the State Building Code Council, Director
 21 of the Hawaii County Department of Public Works, Director of the
 22 Department of Planning and Permitting of the City and County of
 23 Honolulu, County Engineer of the Kauai County Department of
 24 Public Works, and Director of the Maui County Department of
 25 Public Works.

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OFFERED BY:

ZMC

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