
HOUSE 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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31 WHEREAS, establishing a new category of basic shelter
32 standards will enable the adoption of minimum standards that



1 ensure housing is safe, sanitary, and structurally sound, while
2 also allowing greater flexibility than full building code
3 requirements; and
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5 WHEREAS, housing constructed under the basic shelter
6 standards is intended to address immediate shelter needs arising
7 from a natural disaster or other emergency and would only be
8 deployed during, or in direct response to, a gubernatorial or
9 county emergency proclamation issued pursuant to chapter 127A,
10 Hawaii Revised Statutes; and
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12 WHEREAS, units constructed under the basic shelter
13 standards are intended for temporary occupancy during the
14 pendency of such emergency proclamation, consistent with the
15 approach taken in Appendix P of the California Building Code,
16 which limits occupancy of emergency housing to the duration of a
17 declared state of emergency, local state of emergency, or
18 shelter crisis; and
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20 WHEREAS, adopting basic shelter standards would also
21 provide a lawful framework for dignified, low-cost housing
22 solutions, and restricting the use of basic shelter standards to
23 projects built or conveyed by government agencies or nonprofit
24 organizations would prevent speculative or profit-driven misuse;
25 now, therefore,
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27 BE IT RESOLVED by the House of Representatives of the
28 Thirty-third Legislature of the State of Hawaii, Regular Session
29 of 2026, that the State Building Code Council is requested to
30 develop and adopt basic shelter standards to enable low-cost,
31 rapid-deployment housing solutions; and
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33 BE IT FURTHER RESOLVED that the State Building Code Council
34 is requested to adopt, amend, or update the State Building Code
35 pursuant to its authority under section 107-25(6), Hawaii
36 Revised Statutes, to establish a Basic Shelter Appendix; and
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38 BE IT FURTHER RESOLVED that the State Building Code Council
39 is requested to consider the following suitable reference
40 standards for the new Basic Shelter Appendix:
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- 1 (1) United States Department of Housing and Urban
2 Development (HUD) Housing Quality Standards (24 C.F.R.
3 982.401) and HUD Minimum Property Standards;
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- 5 (2) International Code Council Off-Site Construction
6 Standards (ICC/MBI 1200, 1205, and 1210), including
7 provisions for mechanical, electrical, plumbing,
8 energy efficiency, and water conservation; and
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- 10 (3) Federal Emergency Management Agency and international
11 humanitarian shelter standards, which are recognized
12 benchmarks for emergency and supportive housing; and
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14 BE IT FURTHER RESOLVED that the State Building Code Council
15 is requested to authorize occupancy of housing constructed under
16 the Basic Shelter Appendix only during, or in direct response
17 to, a natural disaster emergency proclamation issued pursuant to
18 chapter 127A, Hawaii Revised Statutes, by the Governor or the
19 relevant county mayor; provided that such authorization be
20 limited to the duration of the applicable proclamation, unless
21 the unit has been converted to permanent habitation as provided
22 herein; and
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24 BE IT FURTHER RESOLVED that the State Building Code Council
25 is requested to develop, as part of the Basic Shelter Appendix,
26 a conversion pathway under which a unit initially constructed
27 under basic shelter standards may be converted to permanent
28 habitation upon a determination by the applicable county
29 building official that the unit, as converted, complies with the
30 Hawaii State Building Code or the standards for manufactured
31 housing under title 24 Code of Federal Regulations part 3280;
32 and
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34 BE IT FURTHER RESOLVED that if a unit initially constructed
35 under basic shelter standards eventually becomes permanent
36 habitation, the unit should be upgraded to comply with the
37 requirements of the Hawaii State Building Code or HUD Housing
38 Quality Standards (24 C.F.R. 982.401) and HUD Minimum Property
39 Standards; and
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41 BE IT FURTHER RESOLVED that the State Building Code Council
42 is requested to consult with county building officials, housing



1 advocates, nonprofit organizations, and industry stakeholders to
2 ensure that the new basic shelter standards protect public
3 health, safety, and welfare, and reflect Hawaii's climate,
4 cultural context, and resilience needs; and
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6 BE IT FURTHER RESOLVED that certified copies of this
7 Resolution be transmitted to the Comptroller, Chair of the State
8 Building Code Council, Director of the Hawaii County Department
9 of Public Works, Director of the Department of Planning and
10 Permitting of the City and County of Honolulu, County Engineer
11 of the Kauai County Department of Public Works, and Director of
12 the Maui County Department of Public Works.

